BOOK 11003 PAGE 971

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon D. Estes (NAME)	FT Mortgage Companies (NAME)	MAP 52-2
417 Lanier Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 51
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary H. South and wife, Ann E. South

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharon D. Estes, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly 22 feet 6 inches of Lot No. 2 and the southerly 37 feet 6 inches of Lot No. 3 in Block "D" on the revised plan of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front 60 feet on the southerly side of Lanier Drive and run back between parallel lines 150 feet to a dead line, measuring 60 feet thereon. Said Subdivision and said property located in Madison, Tennessee.

Being the same property conveyed to Gary H. South and wife, Ann E. South by deed from Mintye B. Sircy, of record in Book 6782, Page 404, Register's Office for said County.

98 JUL -2 PM 12:16
CLERK & MASTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04582401

unimproved ( )
This is improved (X) property, known as 417 Lanier Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of June 19 98

Gary H. South

Ann E. South

904 01 03CHECK 217.8

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary H. South and wife, Ann E. South

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of June 19 98

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55900.00
CON TX 206.83
PRFEE 1.00
WDEED 8.00
BANK 2.00
TOTAL 217.83
CHECK 217.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/98 01 12:16 0001 9040

98 JUL -2 PM 12:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0458240
IDENTIF. A REFERENCE

No. 1314812