WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,930.00

Mary L. Humphreys
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
MARY L. HUMPHREYS (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	151-9-A-59CO
6316 PADDINGTON WAY (ADDRESS)	6525 QUAIL HOLLOW RD., SUITE 300 (ADDRESS)	02DX-09394
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (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, TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY L. HUMPHREYS, 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:

LAND in DAVIDSON County, Tennessee, being Lot No. 59, on the Plan of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION, by deed from Barry Construction Co., A Tennessee Corporation, of record in Book 10736, page 56, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described ~~property~~ an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated June 20, 1998, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6316 PADDINGTON WAY, ANTIOCH, TN 37013
(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 my hand this 1st day of July 19 98

TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION
By: Todd P. Zeitlin, pres.
TODD P. ZEITLIN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared TODD P. ZEITLIN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the TODD ZEITLIN CONSTRUCTION CO. the within named bargainor, and corporation, and that he as such PRESIDENT 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 TODD P. ZEITLIN as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the _____ day of July 1998 .

My commission expires May 27, 2001

I. DYKE TATUM Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

*** CONTINUATION

Thomas G. Rosenthal, License NO. 1805
SEC, INC.
105 N. Maple, Public Square
Murfreesboro, TN 37230

9285 07/02 0101 03CHECK 636.04

98 JUL -2 PM 3:50
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
045847B

REV

UPT

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
168930.00
CON TX 625.04
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 636.04
636.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/98 01 15:50 0001 9285

0458478
IDENTIF. # REFERENCE

98 JUL -2 PM 3:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1315053