STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 141,500.00
Subscribed and sworn to before me, this the 29 day of June 1998

Dewey L. Massey III
Affiant

My commission expires: [Affix Seal] My Commission Expires November 25, 2000

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821447
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Dewey L. Massey, III	FT MORTGAGE COMPANIES d/b/a SUNBELT NATIONAL MORTGAGE
2127 Bernard Avenue	2974 LBJ FREEWAY, SUITE 200
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37212	DALLAS, TX 75234
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 104-11-353	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fred L. Sharp , a married man

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Dewey L. Massey, III and Ric D. Overton, as Joint Tenants with the right of survivorship, not as Tenants in Common
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 37 on the Plan of Map of St. Bernard Place, of record in Plat Book 161 at page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Fred L. Sharp by Deed of record in Book 10947 page 97, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

Patricia Sharp, wife of Fred L. Sharp, joins in the execution for the purpose of relinquishing all her marital rights.

98 JUL -7 PM 1:29
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ✦ REFERENCE 0459467

THIS IS IMPROVED PROPERTY KNOWN AS 2127 Bernard Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 29 day of June , 1998

Fred L. Sharp

Patricia Sharp

1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 29 day of June , 1998 , before me personally appeared Fred L. Sharp & Patricia Sharp to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JODY S. RODENBORN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 25, 2000

Notary Public

State of Tennessee
County of

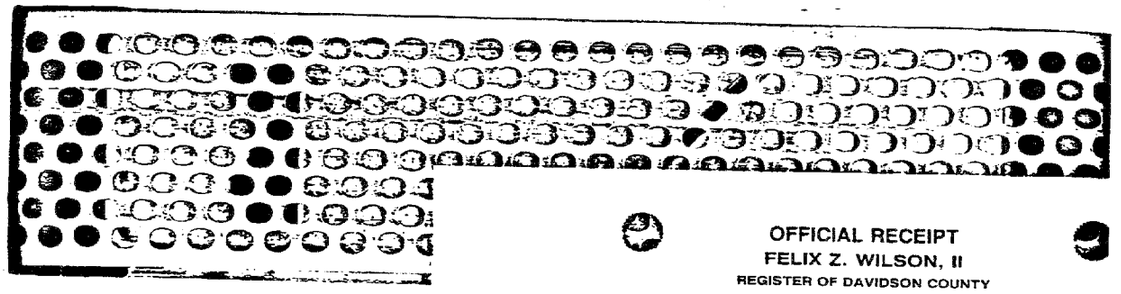
On this 29 day of June 29, , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0339 07/02 0101 03CHECK 534.55



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

RECEIVED OF _____

FOR _____

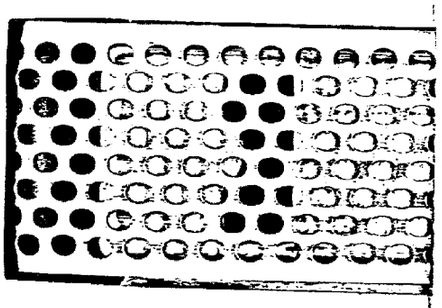
BOOK 11009 PAGE 826

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	
				141500.00
			CON TX	523.55
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	534.55
			CHECK	534.55

07/07/98 01 13:29 0001 0329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0459467
IDENTIF. # REFERENCE

98 JUL -7 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316074