STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

William W. Best Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 98

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 12/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0192

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William W. Best, Jr. (NAME)	FT Mortgage Companies dba First (NAME)	67-102
5183 Old Hydes Ferry Pike (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Brenda Joyce Best, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William W. Best, Jr. and Mary Beth Best, husband and wife

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 a tract of land in the 13th Civil District of Davidson County, Tennessee, more particularly described according to a survey made by Donald R. Carver, Surveyor, on Aprin 14, 1973, as follows:

Beginning at a point 164 feet north of the center of Sulpher Creek, thence with a survey line (the property line is the center of said Sulpher Creek) north 87 degrees 00' west 187.16 feet to a point which is 170 feet northerly from the center line of said Sulpher Creek; thence 12 degrees 58' east 500 feet to a point; thence north 87 degrees 30' west 75 feet to a point; thence north 8 degrees 00' east 280 feet to a point, which point is south 8 degrees 00' west 21 feet from the center line of the Old Ashland City Highway north 77 degrees 00' east 180 feet to a point; thence south 2 degrees 15' west 858.65 feet to the point of beginning.

Being that same property conveyed to William Best and wife, Brenda W. Best by deed from Erline Spencer White, of record in Book 4726, page 339, Register's Office for Davidson County, Tennessee. Further by Quit Claim Deed from William Best and wife, Brenda W. Best to Brenda Joyce Best pursuant to property settlement agreement, said deed being of record in Book 5421, page 941, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 5183 Old Hydes Ferry Pike, Nashville, Tennessee 37218
(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 10th day of July 19 98

Brenda Joyce Best
Brenda Joyce Best

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Joyce Rust

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of July 19 98.

Commission expires 12/16/99

KAREN L. TRUST NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

MAIL ENV.

98 JUL 17 AM 8:38

REGISTER'S OFFICE WILLIAMSON COUNTY, TN.

IDENTIFICATION REFERENCE

04634464

BOOK 11024 PAGE 114

WARRANTY DEED

FROM

Brenda Joyce Best

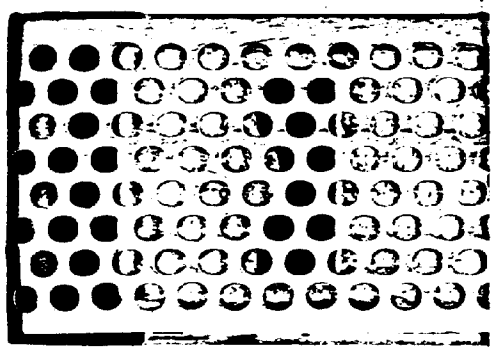
TO

William W. Best, Jr. and Mary Beth Best,
husband and wife

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

4652 07/17 0101 03CHECK 305.46



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 115

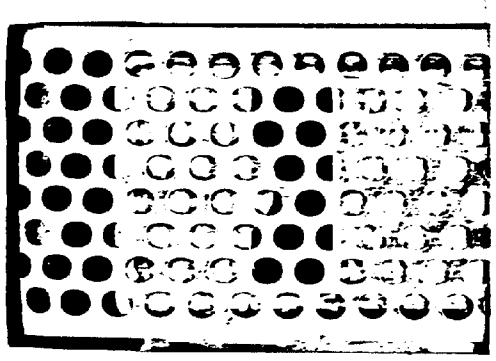
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78500.00
CON TX 290.46
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 305.46
CHECK 305.46

07/17/98 01 08:40 0001 4652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0463464

IDENTIF. & REFERENCE

98 JUL 17 AM 8:38

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1320338