WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald K. Lovell	FT Mortgage Companies d/b/a Sunbelt	MAP 146-15
(NAME)	National Mortgage (NAME)	
624 Rochelle Drive	2974 LBJ Freeway, Ste 200	PARCEL 99
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX 75234	6DU36035
(CITY) (STATE) (ZIP)	(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, Mary R. Sears, now Mary R. Sears Sanders, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald K. Lovell and wife, Mary Anne Lovell

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 the Sixth Civil District of Davidson County, Tennessee, being Lot No. 22 on the Plan of Haileywood Estates, Section II, as of record in Book 2331, page 81, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 22 is described as beginning at a point in the northelry margin of Rochelle Drive, being a common corner between ~~Lot~~ No. 23 and said Lot No. 22; thence westerly along the northerly margin of said Drive, 78 feet to a point, being a common corner with Lot No. 21, and said Lot No. 22; thence northwesterly 115.2 feet to a point; being the common corner with Lot Nos. 20, 21 and 22; thence northerly 168.5 feet to a point, being a common corner with Lot Nos. 19 and 22; thence easterly 20.0 feet to a point, being a common corner between Lot No. 23 and said Lot No. 22; thence southeasterly 244.0 feet to the point of beginning.

Being the same property conveyed to Mary R. Sears by deed from Douglas P. Sears of record in Book 9492, page 831, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 624 Rochelle Drive, Nashville, TN 37220
(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 31st day of July 19 98

Mary R. Sears Sanders

Alfred H. Sanders

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 Mary R. Sears, now Mary R. Sears Sanders and husband, Alfred H. Sanders

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 Nashville, Tennessee, this 31st day of July 1998.

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires 9/23/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public in 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 September 23, 2000

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

MAIL ENV.

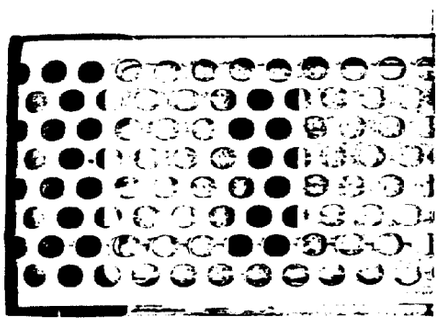
98 AUG -5 PM 12:40

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

047195

2855 08/05 0101 03CHECK 558.40



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

RECEIVED OF _____

FOR _____

BOOK 11052 PAGE 977

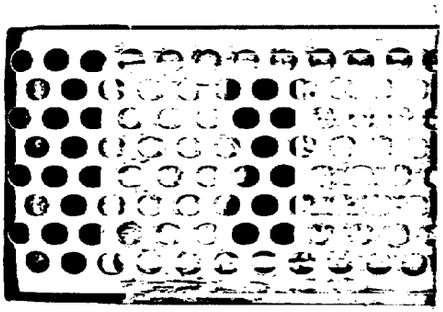
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR. NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 558.60
CHECK 558.60

08/05/98 01 12:42 0001 2855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0471195
IDENTIF. & REFERENCE

98 AUG -5 PM 12:40

REGISTER
DAVIDSON COUNTY, TN.

No. 1328447