BOOK 11058 PAGE 732

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF Sumner

2812-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,900.00

Christina Podosek
Affiant

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

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7.24.99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina Podosek	FT Mortgage Companies, d/b/a	034-02-037.00
(NAME)	(NAME) Sunbelt National	
201 Cude Lane	10741 King William Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Dallas, TX 75220	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Steve G. Laviola and wife, Sharon Laviola

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christina Podosek, 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:

See exhibit A attached hereto and made a part hereof.

98 AUG 10 AM 10:55

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 04728148

This is improved property known as 201 Cude Lane, Madison, TN 37115

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 their hand s this 31st day of July, 19 98.

Steve G. Laviola

Sharon Laviola

Steve G. Laviola

Sharon Laviola

2812-H

STATE OF TENNESSEE
COUNTY OF Sumner

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

Steve G. Laviola and wife, Sharon Laviola

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 Hendersonville, Tennessee, this 31st day of July, 19 98.

My commission expires

Dorothy S. Potts
Notary Public

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

4712 98/10 01:01 03CHECK 325.43

File No.: 2812-H

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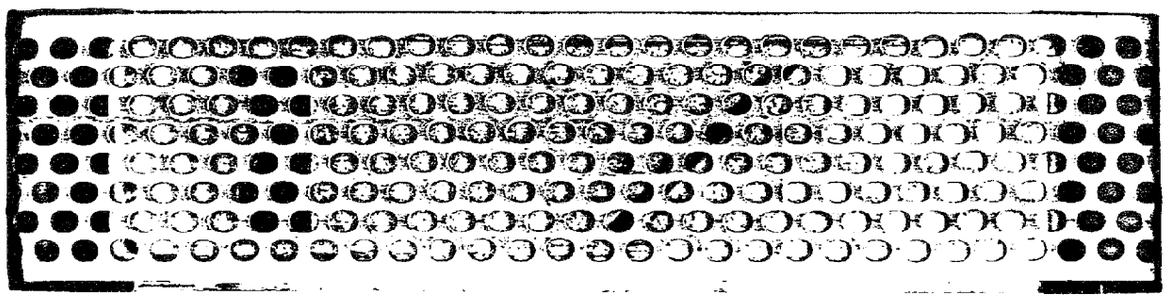
ATTACHMENT

Land in the 20th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by T. R. Sanford, dated August 21, 1964, as follows:

Beginning at a concrete monument in the northeasterly margin of Cude Lane, said monument being at the north front corner of Lot No. 41 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude Lane, northwesterly 72.55 feet to an iron pin; thence north 56 deg. East 223.5 feet to an iron pin in the southerly line of Lot No. 10 of Shepherd Hills, Section I, as of record in Book 2331, page 46, said Register's Office; thence along the line of Lots Nos. 10 and 11 in said Subdivision, South 46 deg. 01 min. East 112.6 feet to a concrete monument at the northeast corner of Lot No. 41 above referred to; thence with the line of said Lot, South 63 deg. 39 min. West 250.7 feet to the point of beginning.

BEING the same property conveyed to Steve G. Laviola by deed from James L. Newman and wife, Wilda E. Newman, filed of record in Book 10919, page 911, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.



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

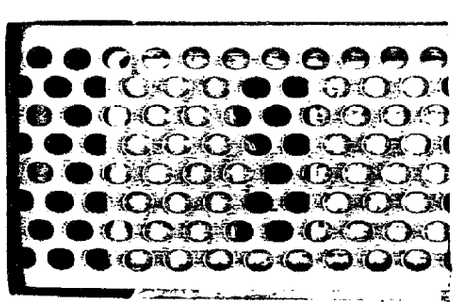
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - 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 83900.00
CON TX 310.43
PRFEE 1.00
WDFEE 12.00
CFEE 2.00
TOTAL 325.43
CHECK 325.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/10/98 01 10:55 0001 4712

0472848
IDENTIF. ↑ REFERENCE
98 AUG 10 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1330276