WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,500.00

Sally W. Elpers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally W. Elpers (NAME)	FT Mortgage Companies dba First (NAME)	171-03-0-A
1000 Langley Court (ADDRESS)	P. O. Box 146 (ADDRESS)	158.00CO
Brentwood, TN 37027 (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, Ronnie Dunn and wife, Janine Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sally W. Elpers

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, TN, being Lot No. 80 on the Plan of Section 6A, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Dunn and wife, Janine Dunn by deed from Radnor Homes, Inc. of record in Book 10451, Page 450, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843, Book 10453, Page 931 and Book 10694, Page 541; Charter in Book 8920, Page 40; Bylaws in Book 8920, Page 45; Easement in Book 7993, Page 269; Book 7851, Page 712; Charter in Book 8920, Page 40; Amenities Area in Book 9443, Page 538; Book 7900, Page 807; Deeds of Conveyance in Book 9698, Page 81 and Book 9698, Page 124, and all matters shown on the Plan of Record. said Register's Office.

unimproved ( )
This is improved (X) property, known as 1000 Langley Court, Brentwood, TN 37027
(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 our hand s this 21st day of August 19 98

Ronnie Dunn By Delia McCloud Attorney-In-Fact
Ronnie Dunn

Janine Dunn By Delia McCloud Attorney-In-Fact
Janine Dunn

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 Debra McCloud, 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 herein contained, and who further acknowledged that she is the attorney in fact for Ronnie Dunn and wife, Janine Dunn and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of August, 1998.

5/16/99
Commission expires

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires: 5-16-99

Notary Public

0479261
IDENTIF. + REFERENCE
98 AUG 25 PM 12:14
PELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
1592 08/25 0101 03CHECK 845.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11080 PAGE 258

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 225500.00
CON TX 834.35
M RELS 1.00
ERR CO
M RELS 1.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 845.35
CHECK 845.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479261
IDENTIF. ↑ REFERENCE

98 AUG 25 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/25/98 01 12:14 0001 1592

No. 1337078