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BOOK 11082 PAGE 104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

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
Stacy L. Payne (NAME)	FT Mortgage Companies d/b/a Sunbelt National Mortgage (NAME)	MAP 107-14
1006 Aladdin Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 114
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (CITY) (STATE) (ZIP)	2DA56450

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, Guardianship & Trust Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy L. Payne

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 Lot No. 181 on the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County.

Said Lot No. 181 fronts 70 feet on the east side of Aladdin Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Wallace E. Settle and wife, Shirley Settle by deed form Guy H. Fitzgerald and wife, Marie L. Fitzgerald of record in Book 2034, page 340 and to Wallace E. Settle by deed from Wallace E. Settle and wife, Shirley Settle of record in Book 4583, page 608, Register's Office for Davidson County, TN. Guardianship & Trust Corp. having been appointed conservator of the Estate of Wallace E. Settle by the Probate Court for Davidson County, Tennesseee Docket No. 97P-1183.

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.

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

unimproved ( )
This is improved (X) property, known as 1006 Aladdin Drive, Nashville, TN 37217
(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 & this 24th day of August 19 98

Guardianship & Trust Corp. Conservators for Wallace E. Settle
By Peggy C. Steele, Vice President
Peggy C. Steele, Vice President

Attest: Paula W. Reed Executive Director
Paula W. Reed, Executive Director

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Peggy C. Steele and Paula W. Reed with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Vice President and Executive Director respectively of the Guardianship & Trust Corp. the within named bargainor, and corporation, and that they as such Vice President and Executive Director being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Peggy C. Steele as such Vice President, and attesting the same by the said Paula W. Reed as such Executive Director.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 24th day of August 1998.

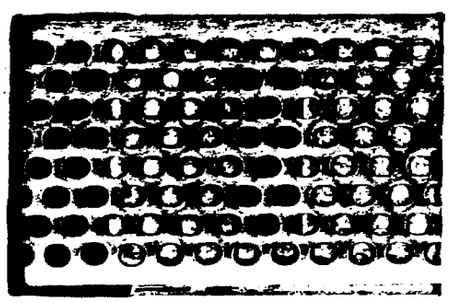
My commission expires: 11/24/2001

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

0479732
IDENTIF. & REFERENCE
98 AUG 26 AM 10:37
DAVIDSON COUNTY, TN.

2099 08/26 0101 03CHECK 275.55



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

RECEIVED OF _____

FOR _____

BOOK 11082 PAGE 106

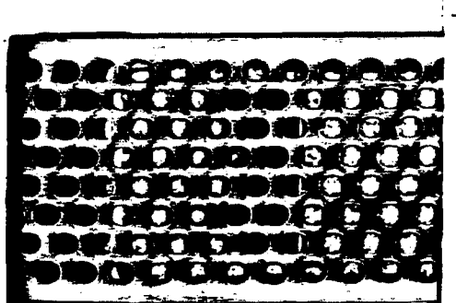
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	71500.00
CON TX	264.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	275.55
CHECK	275.55

08/26/98 01 10:38 0001 2099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479732
IDENTIF. ↑ REFERENCE

98 AUG 26 AM 10:38

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1337583