WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Rex T. Mabry
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/31/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, TN 37027

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex T. Mabry (NAME)	First Trust Mortgage Company (NAME)	Map 162-01-A
402 Hickory Glade (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	Parcel 34
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, F. Pauline Smith and Debbie Jo Stafford, both unmarried as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex T. Mabry, 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:

Land in Davidson County, Tennessee, being Unit No. 34, on the Plan of Phase I, Hickory Glade, of record in Plat Book 6250, page 989, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to F. Pauline Smith and Debbie Jo Stafford, as joint tenants with rights of survivorship, by deed from Gena B. Lewis, Trustee, of record in Book 10753, page 815, Reggister's Office for Davidson County, Tennessee.

This conveyances is subject to the 1998 Davidson County, Taxes and any subsequent years; Declaration of Covenants, Conditions and Restrictions of record in Book 6824, page 929, and re-recorded in Book 6898, page 896, as amended in Book 6824, apge 952, and re-recorded in Book 6898, page 919, and Book 6898, page 920, Declaration of Amendment in Book 7959, page 869, and By-Laws, in Book 6898, page 390, as amended in Book 10697, page 182, Register's Office for Davidson County, Tennessee; Quitclaim of comman areas to Hickory Glade Homeowner's Association, Inc., of record in Book 6898, page 921, and re-recorded in Book 6899, page 562; and subject to all matters as shown on the Plant of record in Book 6250, page 889, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 402 Hickory Glade, Antioch, TN 37013
(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 31st day of August, 19 98

F. Pauline Smith
F. Pauline Smith

Debbie Jo Stafford
Debbie Jo Stafford

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 E. Pauline Smith and Debbie Jo Stafford, both unmarried

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 Brentwood, Tennessee, this 31st day of August, 1998.

Commission expires 3/21/2001

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

0489930
IDENTIF. # REFERENCE

98 SEP 21 AM 10:19

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3007 09/21 0101 03CHECK 299.60

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

RECEIVED OF _____

FOR _____

BOOK 11119 PAGE 339

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 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 299.60
CHECK 299.60

09/21/98 01 10:18 0001 3007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489930
IDENTIF. ↑ REFERENCE

98 SEP 21 AM 10:19
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348370