BOOK 11125 PAGE 164

Realty 29 A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Kathleen M. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2020
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott E. Duke (NAME)	FT Mortgage Companies d/b/a (NAME)	128-13-0-A2450000
245 Westfield Drive (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, Leslie G. Thom and husband, Christopher John Thom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott E. Duke and Kathleen M. Duke

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:

Situate in Davidson County, Tennessee, being Unit No. 245 on the Plan of Westfield Condiminiums, (formerly The Hamlet) of record in Book 6250, Page 590, and as amended in Book 6250, page 748, Book 6831, page 982, and Book 7271, page 256, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie G. Thom and husband, Christopher John Thom by deed from John M. Walsh of record in Book 9251, Page 806, Register's Office for Davidson County, Tennessee.

Subject to Master Deed in Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256; easements in Book 6551, page 981, Book 4851, page 918; easements, covenants and restrictions in Book 6551, page 988; agreement in Book 7803, page 694; and all matters shown on the plan of record.

98 SEP 24 PM 1:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0491511

unimproved ( )
This is improved (X) property, known as 245 Westfield Drive, Nashville, TN 37221
(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 22nd day of September 19 98

Leslie G. Thom

Christopher John Thom

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 Leslie G. Thom and husband, Christopher John Thom

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 22nd day of September, 19 98.

Commission expires January 29, 2020

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE COUNTY TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

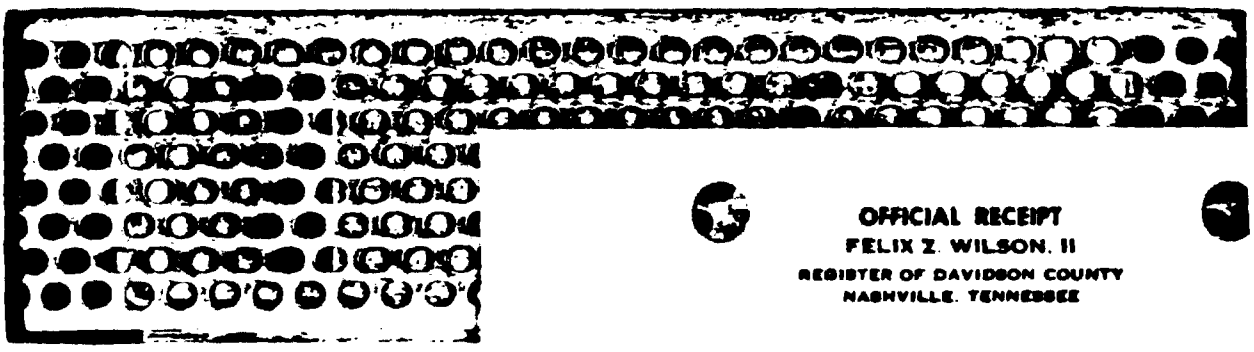
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

4686 09/24 0101 03CHECK 343.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

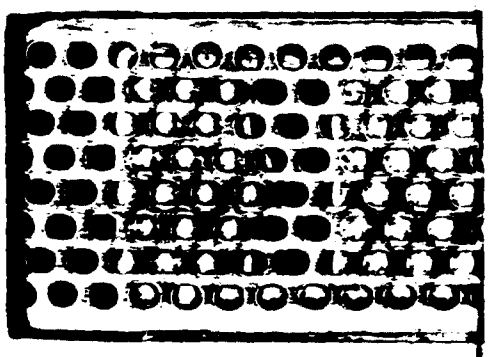
BOOK 11125 PAGE 166

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 89900.00	
			CON TX 332.63	
			PRFEE 1.00	
			WDCED 8.00	
			CFEE 2.00	
			TOTAL 343.63	
			CHECK 343.63	
09/24/98	01	13:41 0001	4686	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049511

IDENTIF. # REFERENCE

98 SEP 24 PM 1:38

BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

No. 1350028