STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 97,900.00
Subscribed and sworn to before me, this the 7th day of
October 1998

Affiant

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE (Affix Seal)

My Commission Expires

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821621 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Benjamin Alan Litten	SEND TAX BILLS TO: FT MORTGAGE COMPANIES D/B/A SUNBELT NATIONAL MORTGAGE, A KANSAS CORPORATION
5701 Brentwood Meadow Circle STREET ADDRESS	2974 LBJ FREEWAY, SUITE 200 STREET ADDRESS
Brentwood, TN 37027 CITY STATE ZIP	DALLAS, TX 75234 CITY STATE ZIP
MAP & PARCEL NO. 161-13-1	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

S & P INVESTORS, A PARTNERSHIP, OWNED EQUALLY BY CARNEY A. PATTERSON AND QUINTON E. SANDERS

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Benjamin Alan Litten and wife, Sarah P. Litten

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 26A on the Plan of Zone Lot Division, Lot 26, Section Two, Brentwood Meadows, of record in Plat Book 5200 at page 782 and amended in Plat Book 6250, page 670, Register's Office for County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to S & P Investors, a Partnership, owned equally by Carney A. Patterson and Quinton E. Sanders by Deed of record in Book 7081 page 113 and re-recorded in Book 7173, page 772, Register's office for said County.

0499407
IDENTIF. & REFERENCE

98 OCT 13 PM 1:27
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 5701 Brentwood Meadow Circle, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 07 day of October ,1998

S & P INVESTORS BY CARNEY A. PATTERSON

S & P INVESTORS BY QUINTON E. SANDERS

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 07 day of October , 1998 , before me personally appeared S & P INVESTORS BY & S & P INVESTORS BY , to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee
County of

My Commission Expires November 25, 2000

On this 07 day of October , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

3024 10/13 0101 03CHECK 373.23

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

BOOK 11154 PAGE 676

RECEIVED OF _____

FOR _____

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	97900.00
			CON TX	362.23
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	373.23
			CHECK	373.23

10/13/98 01 13:29 0001 3024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0499407
IDENTIF. # REFERENCE

98 OCT 13 PM 1:27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1358264