WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37196)

BOOK 11174 PAGE 252

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 5/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean R. Lauzon	FT Mortgage Companies DBA First	105-9-407
(NAME)	(NAME)	
924 Benton Avenue	P.O. Box 146	16W-17120
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, Marcus J. Belli and wife, Lisa Rochelle Ramsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean R. Lauzon, married et ux Theresa F. Lauzon

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 the westerly part of Lot No. 42 on the plan of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

Said property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue, and extends back 222.5 feet, more or less, on the easterly line and 218 feet on the westerly line to an alley, upon which it measures 62.7 feet.

BEING the same property conveyed to Marcus J. Belli and Lisa Rochelle Ramsey by deed from Martin Taylor and wife, Jane Harriss Taylor of record in Book 9608, Page 280, Register's Office for Davidson County, Tennessee.

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

98 OCT 28 PM 2:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0504992

unimproved ( )
This is improved (X) property, known as 924 Benton Avenue, Nashville, TN 37204
(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 October, 19 98

Marcus J. Belli by Trasbin Stoner, AIF
Marcus J. Belli by Trasbin Stoner as atty. in fact

Lisa Rochelle Ramsey by Trasbin Stoner, AIF
Lisa Rochelle Ramsey by Trasbin Stoner as atty. in fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [illegible]

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 Nashville, Tennessee, this 21st day of October, 19 98.

Commission expires _____

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

State of Tennessee
County of DAVIDSON

On this the 21ST day of OCTOBER, 1998, before me personally appeared TRASBIN STONER to me known to be the person who executed the foregoing instrument in behalf of MARCUS J. BELLI AND LISA ROCHELLE RAMSEY as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said MARCUS J. BELLI AND LISA ROCHELLE RAMSEY.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21ST day of OCTOBER, 1998.

ALAN D. MAZE NOTARY PUBLIC - AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires:
5/26/02

8959 10/28 0101 03CHECK 661-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11174 PAGE 254

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	175900.00
CON TX	650.83
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	661.83
CHECK	661.83

10/28/98 01 14464001 8959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504992

IDENTIF. # REFERENCE

98 OCT 28 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 136413