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WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37317)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF November 19 98

Notary Public

Notary Public AT LARGE

MY COMMISSION EXPIRES: 2-28-01
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Ronya J. Prosser (NAME)	FT Mortgage Companies DBA First (NAME)	14-206
7120 Harper Road (ADDRESS)	P.O. Box 146 (ADDRESS)	14D-52616
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Thomas Lewis III and wife, Christi Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronya J. Prosser

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:

TRACT 1:
Being Lot No. 27, Highland Heights Subdivision, not of record, beginning on the easterly margin of Harper Road at a point 879.5 feet north of the center line of Highway No. 112, being the corner of Lots 27 & 26; thence with the line between said Lots north 89 deg. 00 min. east 435 feet to a point; thence south 2 deg. 13 min. east 100 feet to a point; thence south 89 deg. 00 min. west 435 feet to the easterly margin of Harper Road; thence north 2 deg. 13 min. west 100 feet, along Harper Road, to the point of beginning.

TRACT 2:
Being Lot No. 28, Highland Heights Subdivision, not of record, beginning on the easterly margin of Harper Road at a point 779.5 feet north of the center line of Highway No. 112, being the corner of Lot No. 27 above mentioned; thence north 89 deg. 00 min. east 435 feet to a point; thence south 2 deg. 13 min. east 100 feet to a point; thence south 89 deg. 00 min. west 435 feet to the easterly margin of Harper Road; thence north 2 deg. 13 min. west 100 feet, along Harper Road, to the point of beginning.

BEING the same property conveyed to Thomas Lewis III and wife, Christi Lewis by deed from Thomas Lewis, Jr. and wife, Bettie Frances Lewis of record in Book 9821, Page 425, and corrected in Book 9927, Page 257, Book 9946, Page 546 and Book 9973, Page 558, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 7120 Harper Road, Joelton, TN 37080
(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 20th day of November, 19 98

Thomas Lewis III

Christi Lewis

Christi Lewis

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 Thomas Lewis III and wife, Christi Lewis

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 20th day of November, 98

Commission expires 9/28/2002

Notary Public

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in 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

IDENTIF. # REFERENCE 0516500

98 NOV 24 AM 11:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1226 11/24 0101 03CHECK 584.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

11/24/98 01 11402 0001 1226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516500
IDENTIF. # REFERENCE

98 NOV 24 AM 11:02
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376271