WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 30th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES: Exp.05/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Dell Thompson (NAME)	First Trust Mortgage Company (NAME)	MAP 119-10
2821 Live Oak Road (ADDRESS)	115 Eastpark Drive, Suite 110 (ADDRESS)	PARCEL 171
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Noverta Kilgore and Peggy Sanders King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica Dell Thompson, 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 Lot No. 4 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Noverta Kilgore by Quitclaim Deed from Peggy Sanders King, a widow, of record in Book 11133, page 469, said Register's Office. The deed from Peggy Sanders King referenced herein retained a life estate in the above described property. Peggy Sanders King joins in this transaction to convey her life estate in the above described property.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 1835, page 1, said Register's Office; and (b) restrictive covenants of record in Book 2038, page 325 and book 2290, page 494, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2821 Live Oak Road, Nashville, Tennessee 37210
(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 30th day of November, 19 98

Noverta Kilgore

Peggy Sanders King by Larry D. Kilgore,
Attorney in Fact

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 Noverta Kilgore

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 19 98.

Commission expires Exp.05/27/2001

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 30th day of November, 1998, before me personally appeared Larry D. Kilgore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Peggy Sanders King and acknowledged that he executed the same as the free act and deed of Peggy Sanders King.

Witness my hand and seal this 30th day of November, 1998.

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

Notary Public

0519076
IDENTIF. ↑ REFERENCE

98 DEC -2 AM 9:39
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3965 12/02 0101 03CHECK 307.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11229 PAGE 527

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

CHMT 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 307.00
CHECK 307.00

12/02/98 01 09:39 0001 3965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I9076
IDENTIF. # REFERENCE

98 DEC -2 AM 9:39

REGISTER
DAVIDSON COUNTY, TN.

No. 1378990