RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(37322)

BOOK 11247 PAGE 108

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 4-20-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0412

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bradley Wright	**FT Mortgage Companies**	176-3
(NAME)	(NAME)	
4240 Maxwell Road	**2974 LBJ Freeway, Suite 200**	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	**Dallas, TX 75234**	
(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, Eugene C. Rowlett and Joyce S. Rowlett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Bradley Wright

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
Land in Davidson County, Tennessee, being part of the property recorded in Deed Book 1115, Page 498, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point located North 3 degrees 30' East, 210 feet from the center of Maxwell Road, said point being the northwest corner of the property described in Deed Book 3073, Page 51, Register's Office for Davidson County; Thence north 3 degrees 30' east, 362.2 feet to a point; thence south 86 degrees 30' east 210 feet to a point; thence south 3 degrees 30' west, 362.2 feet to a point; thence north 86 degrees 30' west, 210 feet to the point of beginning.

TRACT 2
A Tract of Land in the 2nd, formerly the 3rd Civil District of said County, described according to a survey made by Geo W. Watkins, Surveyor, August 23, 1950, as follows:

Beginning in the corner of Maxwell Land, 580 feet west of John Alexander's southwest corner; thence with the center of said Lane, north 86 degrees 30 minutes west 210 feet; thence north 3 degrees 30 minutes east 210 feet to an iron pin; thence south 86 degrees 30 minutes 210 feet to the beginning.

Being that same property conveyed to Eugene C. Rowlett and Joyce S. Rowlett, husband and wife by deed from Erika Solle of record in Book 9503, Page 124, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been

CONTINUED

unimproved ( )
This is improved (X) property, known as 4240 Maxwell Road, Antioch, Tennessee 37013
(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 4th day of December 19 98

Eugene C. Rowlett
Eugene C. Rowlett

Joyce S. Rowlett
Joyce S. Rowlett

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 Eugene C. Rowlett and Joyce S. Rowlett, husband and wife

the bargainor, 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 4th day of December 19 98.

Commission expires 9/26/2002

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

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WARRANTY DEED

FROM

Eugene C. Rowlett and Joyce S. Rowlett,
husband and wife

TO

Thomas Bradley Wright

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

0523598

IDENTIF. # REFERENCE

98 DEC 10 PM 2:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

8762 12/10 0101 03CHECK 691.73

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	
				182900.00
			CON TX	676.73
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	691.73
			CHECK	691.73
		12/10/98	01	14:15 0001 8762

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523598
IDENTIF. # REFERENCE

98 DEC 10 PM 2:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383741