WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 146,500.00
Michael Ivy
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF December 19 98
Notary Public
MY COMMISSION EXPIRES June 19, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Ivy	FT MORTGAGE COMPANIES	53-09
(NAME)	(NAME)	
1230 Cheyenne Court	10741 KING WILLIM DRIVE	PARCEL 24
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	DALLAS, TEXAS 75220	
(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, Daryl Searcy and wife, Deborah Pillow Searcy (one and the same person as Deborah P. Searcy)
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Ivy and wife, Tracey L. F. Ivy

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. 105 on the Plan of Sequoia Valley, Section 3, as of record in Plan Book 4460, page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daryl Searcy and wife, Deborah Pillow Searcy by warranty deed of Cecil L. Stone and wife, Sharon Stone of record in Book 7683, page 404, Register's Office of Davidson County, Tennessee.

Encumbrances to said property:

Restrictive covenants in Book 4598, page 384, RODC, TN.
Matters appearing on the Plan of Sequoia Valley, Section 3, of record in Book 4460, page 83, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1230 Cheyenne Court, Madison, Tennessee 37115
(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 14th day of December, 19 98

Daryl Searcy
~~Daryl Searcy~~

Deborah Pillow Searcy
Deborah Pillow Searcy

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryl Searcy and wife, Deborah Pillow Searcy

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 Franklin, Tennessee, this 14th day of December, 19 98

Commission expires June 19, 2000

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

052671.0
IDENTIF. ↑ REFERENCE

98 DEC 17 PM 3:37
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2107 12/17 0101 03CHECK 553.05

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11257 PAGE 780

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CHMT

	146500.00
CON TX	542.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	553.05
CHECK	553.05

12/17/98 01 15:37 0001 2107

98 DEC 17 PM 3:37

0526710
IDENTIF. # REFERENCE

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401557