Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-2009

BOOK 11264 PAGE 816

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lawrence Elder and James Bentley Elder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark D. Ward Sr., and wife Cheryl L. Ward**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plat of Green Hills Subdivision No. 2 as of record in Book 547, Page 139, Register's Office for said County.

Said Lot No. 12 fronts 75 feet on the northerly side of Green Hills Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to The Grantors by will of Norman Kingsley Bentley by Will of record in Will Book 219, Page 585, Probate #98P-510, Probate Court of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0528640
IDENTIF. + REFERENCE

98 DEC 22 PM 3:19
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 1708 Green Hills Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of December, 1998

James Bentley Elder

William Lawrence Elder

State of Tennessee)
County of Davidson)

On this the 22nd day of December, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **William Lawtence Elder and James Bentley Elder**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

4156 12/22 0101 03CHECK 621.50

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$165,000.00**.

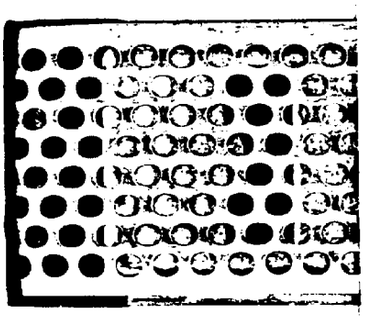
Affiant

Sworn and subscribed before me on this the 22nd day of December, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark D. Ward Sr.	FT Mortgage Companies d/b/a	117-15-142
1708 Green Hills Drive	P.O. Box 146	
Nashville, TN 37215	Memphis, TN 38101	



OFFICIAL RECEIPT

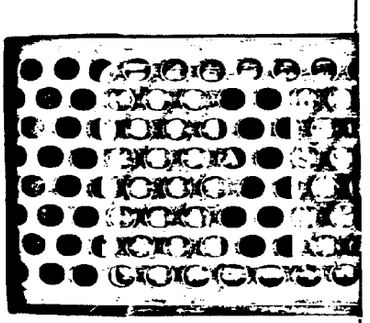
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11264 PAGE 818

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



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IDENTIF. ← REFERENCE

98 DEC 22 PM 3:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

12/22/98 01 15:16 0001 4156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405687