# WARRANTY DEED

BOOK 11274 PAGE 945

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 4/24/02
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rolanda Hardison-Mann (NAME) | FT MORTGAGE COMPANIES D/B/A SUNB (NAME) | MAP 52-08 |
| 1012 Shawnee Drive (ADDRESS) | 2974 LBJ FREEWAY, SUITE 200 (ADDRESS) | GROUP A |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | DALLAS, TX 75234 (CITY) (STATE) (ZIP) | PARCEL 197.00CO |

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, KEVIN D. CHILDRESS, by and through JOEY SEALS, Attorney In Fact, and wife, STACEY L. CHILDRESS, by and through JOEY SEALS, Attorney In Fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rolanda Hardison-Mann

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. 197 on the Plan of Heron Walk, Phase 1, Section 1, of record in Plat Book 9700, page 173, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kevin D. Childress and wife, Stacey L. Childress by Deed of record in Book 10276, page 763, Register's Office for Davidson County, Tennessee.

JOEY SEALS executes this instrument as Attorney in Fact for KEVIN D. CHILDRESS AND STACEY L. CHILDRESS pursuant to Power of Attorney recorded simultaneously herewith.

053010
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:54
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6659 12/30 0101 03CHECK 375.45

unimproved ( )
This is improved ( X ) property, known as 1012 Shawnee Drive, Madison, TN 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 22nd day of December 19 98

Kevin D. Childress
KEVIN D. CHILDRESS
BY: Joey Seals
JOEY SEALS, ATTORNEY IN FACT

Stacey L. Childress
STACEY L. CHILDRESS
BY: Joey Seals
JOEY SEALS, 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 _____

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

Commission expires _____

_____
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 :

Personally appeared before me, JOEY SEALS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for KEVIN D. CHILDRESS AND WIFE, STACEY L. CHILDRESS and is authorized by KEVIN D. CHILDRESS AND WIFE, STACEY L. CHILDRESS to execute this instrument on their behalf.

Witness my hand and official seal this the 22 day of December, 19 98.

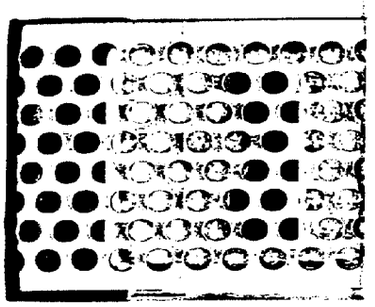
My commission expires: 9/23/00

NOTARY PUBLIC

## OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11274 PAGE 947



RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |

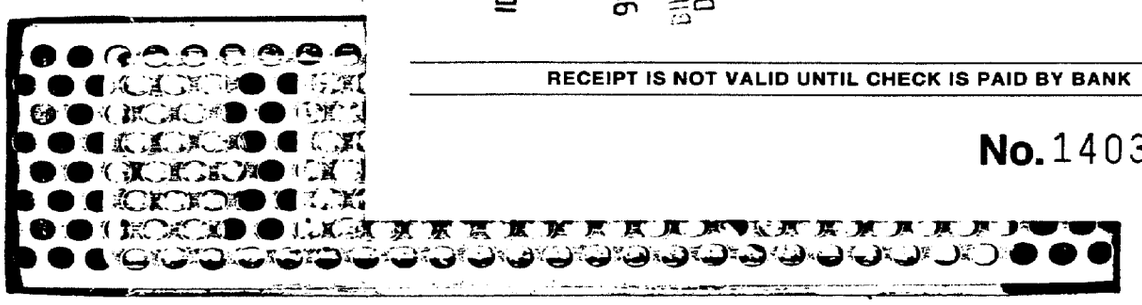
| | |
|---|---|
| CAMT | 99500.00 |
| CON TX | 364.45 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 375.45 |
| CHECK | 375.45 |

12/30/98 01 15:52 0001 6659

0531010
IDENTIF. ↑ REFERENCE

98 DEC 30 PM 3:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1403968