BOOK 11278 PAGE 634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

98-2148

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Dennis M. McSweeney
Affiant

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

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis M. McSweeney	FIRST TRUST MORTGAGE COMPANY	53-5A-17CO
(NAME)	(NAME)	
1006 Cheyenne Trace	6525 QUAIL HOLLOW	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	MEMPHIS, TN 38120	11D 94860
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Scott W. Lau, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis M. McSweeney

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:

Being Lot No. 17 on the Plan of Cheyenne Trace, of record in Plat Book 7900, page 95, as amended in Book 8610, page 684, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Scott W. Lau, unmarried, by deed from Staci Bergeron and Lester Siegfried and wife, Margaret Siegfried, filed of record in Book 10164, page 807, Register's Office for Davidson County, Tennessee.

Debra Ann Lau, spouse of the said Grantor, joins in this deed for the purpose of conveying any interest she may have in the said property.

99 JAN -4 AM 8:58
DAVIDSON COUNTY, TN.
REGISTER

IDENTIF. ➔ REFERENCE 05319929

This is improved property known as 1006 Cheyenne Trace, Madison, TN 37115

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 ~~his~~ their hand S this 30th day of December, 19 98.

Scott W. Lau

Debra Ann Lau

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98-2148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Scott W. Lau the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 30th day of December, 19 98.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

Scott W. Lau, ~~unmarried~~ and Debra Ann Lau

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 30th day of December, 19 98.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

7654 01/04 0101 03CHECK 327.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11278 PAGE 636

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 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 327.35
CHECK 327.35

01/04/99 01 08:55 0001 7654

96 JAN -4 AM 8:58
DAVIDSON COUNTY, TN.
REGISTER
IDENTIFICATION REFERENCE
053/929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407053