FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16148

WARRANTY DEED

BOOK 11279 PAGE 122

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM W. BAILEY (NAME)	FT MTG COMPANIES D/B/A SUNBELT MORTGAGE (NAME)	MAP 104-7
2705 Belcourt Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 80140 (STREET ADDRESS)	PARCEL 290
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (CITY) (STATE) (ZIP)	FB#24W05775

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, ROGER CHALKLEY AND WIFE, LINDA SEALY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM W. BAILEY AND WIFE, MARY T. BAILEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 22 on the Plan of Rich Resubdivision of certain lots in Marshall and Stokes Subd., as of record in Plat Book 547, page 172, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roger Chalkley and wife, Linda Sealy by deed from Kunio Misono and wife, Ritsuko Misono of record in Book 8750, page 472, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 547, page 172, said Register's Office.

0532055
IDENTIF. & REFERENCE

99 JAN -4 AM 10:37

[illegible] REGISTER
DAVIDSON COUNTY, TN.

7790 01/04 0101 03CHECK 425.40

unimproved ( )
This is improved (X) property, known as 2705 Belcourt Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of December, 1998.

ROGER CHALKLEY

LINDA SEALY

BOOK 11279 PAGE 123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER CHALKLEY AND WIFE, LINDA SEALY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of December, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1998.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

ROGER CHALKLEY AND WIFE, LINDA SEALY

TO

WILLIAM W. BAILEY AND WIFE, MARY T. BAILEY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11279 PAGE 124

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	112000.00
CON TX	414.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	425.40
CHECK	425.40

01/04/99 01 10:34 0001 7790

0532055
IDENTIF. ↑ REFEREN CE

99 JAN -4 AM 10:37

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407189