BOOK 11285 PAGE 390

STATE OF TENNESSEE
COUNTY OF Davidson

BRIAN L. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

31st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES 2-11-00

mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Michael Carter (NAME)	FT Mortgage Companies, d/b/a Sunbelt National Mortgage (NAME)	33-12-60
404 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	2974 LBJ Freeway, STE 200 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75234 (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, Greta Ward, Rebecca Judah, and Virginia Highfill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Michael Carter, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Sumner County, Tennessee, being Lot No. 218, on the plan of Gatewood Subdivision, Section I, as shown on plat of record in Plat Book 3300, Page 47-52, in the Register's Office of Sumner County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Edward A. Birk and wife, Peggie L. Birk by Deed of Record in Book 4853, page 306, Register's Office for Sumner County, Tennessee. Edward A. Birk having since died vesting sole ownership in Peggie L. Birk as surviving tenant by the entirety. The said Peggie L. Birk having since died leaving Greta Ward, Rebecca Judah, and Virginia Highfill ownership in the property as devisees by Will of Record as Probate No. 97P-1514, Probate Court for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

~~unimproved~~ ( ) This is improved ( ) property, known as 404 Janette Avenue Goodlettsville, TN 37072
(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 31st day of December, 19 98

Greta Ward

Virginia Highfill

Rebecca Judah

STATE OF TENNESSEE
COUNTY OF Davidson }

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Personally appeared before me, _____, a Notary Public in and for
the undersigned
said County and State, the within named Greta Ward and Virginia Highfill

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 Nashville, Tennessee,
this 21st day of December, 19 98.
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____
the within named bargainor, a corporation, and that (he) as such _____
(they)
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 by the said _____
as such _____

Witness my hand and official seal at office at _____ on this the _____
day of _____, 19_____.
Commission expires _____

_____
Notary Public

99 JAN -6 PM 2:12
JILL GRAY, REGISTER
DAVIDSON COUNTY, TN

0533563

RECEIVED FOR RECORD

WARRANTY DEED

FROM

TO

Furnished by:

9403 01[illegible]6 0101 03CHECK 288.13

STATE OF ARIZONA)
COUNTY OF Coconino

Rebecca Judah
Rebecca Judah

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rebecca Judah, the bargainor, with whom I am personally acquainted or proved that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st 29th day of December, 1998.

My Commission Expires: 5-29-00 Brenda Hector
Notary Public

OFFICIAL SEAL
BRENDA ANN HECTOR
NOTARY PUBLIC-ARIZONA
COCONINO COUNTY
My Comm. Expires May 29, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CONT	1400.00
CON TX	277.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.13
CHECK	288.13

01/06/99 01 14:09 0001 9403

0533563 IDENTIF. & REFERENCE

99 JAN -6 PM 2:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408783