THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00

Sherry L Owens
Affiant

Subscribed and sworn to before me, this 6th day of January 1999

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHERRY L. OWENS 1305 Calvin Avenue Nashville, Tennessee 37206	FT MORTGAGE COMPANIES 14643 Dallas Parkway #870 LB11 Dallas, Texas 75240	MAP 83-5 PARCEL 306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY TWO THOUSAND AND NO/100---------- ---------- ($ 92,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MICHAEL R. DAUGHERTY, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto SHERRY L. OWENS, UNMARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 of Block "B" on the Plan of F.O. Beazley's Addition to East Nashville of record in Book 57, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael R. Daugherty, unmarried, by deed from Carl Daugherty and wife, Nancy Daugherty, of record in Book 10469, page 816, Register's Office for Davidson County, Tennessee.

053545
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 8:36

REGISTER
DAVIDSON COUNTY, TN.

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

This is improved property known as 1305 Calvin Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of F.O. Beazley's Addition to East Nashville of record in Book 57 , page 85, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of January, 19 99.

Michael R. Daugherty

MICHAEL R. DAUGHERTY

by Karen Hoff ATTY 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 _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personaly appeared Karen Hoff to me known to be the person who executed the foregoing instrument in behalf of Michael R. Daugherty and acknowledged that she executed the same as the free act and deed of the said Michael R. Daugherty.

WITNESS my hand and seal this 6th day of January, 1999.

Mitchell A Watts
Notary Public

My commission expires: 9/29/2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

1318 01/12 0101 03CHECK 351.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11292 PAGE 931

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

0535445

IDENTIF. & REFERENCE

99 JAN 12 AM 8:36

[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 351.40
CHECK 351.40

01/12/99 01 08:36 0001 1318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410770

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