WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 19 99

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

My Commission Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Sylvis	FT Mortgage Companies d/b/a	MAP 81-1
(NAME)	(NAME)	
1905 Hailey Avenue	10741 King William Drive	PARCEL 7
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37218	Dallas, TX 75220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James M. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Sylvis and wife, Mary A. Sylvis

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. 46 on the Plan of Haileys Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee, and also being shown as Lot No. 21, Block "B", on the Plan of an unrecorded subdivision of certain lots in Hailey's Subdivision.

Said part of Lot No. 46 of Lot No. 21 fronts 66.5 feet on the northwesterly side of Hailey Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James Johnson by Quitclaim Deed from Kimberly Johnson of record in Book 11027, Page 904, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF G. T. SHEEGOG'S SUBDIVISION AT BORDEAU, BLOCK 5, OF RECORD IN BOOK 547, PAGE 155, SAID REGISTER'S OFFICE.

unimproved ( )
This is improved (X) property, known as 1905 Hailey Avenue, Nashville, Tn 37218
(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 my hand this 8th day of January, 19 99

James M. Johnson

James M. Johnson

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 James M. Johnson

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 Madison, Tennessee, this 8th day of January, 19 99.

Commission expires March 23, 2002

DEANIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires MAR. 23, 2002

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

0535649
IDENTIF. ↑ REFERENCE
99 JAN 12 AM 9:45
ROBERT L. DANIEL REGISTER
DAVIDSON COUNTY, TN.

1531 01/12
0101 03CHECK 268.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 511

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

0535649

IDENTIF. A REFERENCE

98 JAN 12 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	69500.00
CON TX	257.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	268.15
CHECK	268.15

01/12/99 01 09:46 0001 1531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410983