BOOK 11303 PAGE 762

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

William Nathaniel Burton
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-7-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM NATHANIEL BURTON	FT MORTGAGE COMPANIES	MAP 162-01-0-B
(NAME)	(NAME)	
401 Claircrest Drive	2974 LBJ FREEWAY Suite 200	PARCEL 002CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	DALLAS, TX 75234	FB #05DU-77829
(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, CLARK R. SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM NATHANIEL BURTON, unmarried

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. 2 on the Revision to Units 1 through 7, of Clairmont, Phase Three, a Planned Unit Development, as of record in Book 6050, Page 486, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clark R. Smith, a married person, by Deed from David L. Kilgore and wife, Debra K. Kilgore, of record in Book 10102, Page 432, Register's Office for Davidson County, Tennessee. The said Clark Randall Smith having since divorced by Final Decree dated August 30, 1996, Docket No. 96D-1719, Fourth Circuit Court for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6988, Page 542, as amended in Book 7269, Page 223, Boook 7891, Page 590, Book 8027, Page 258, Book 8027, Page 261, Book 8027, Page 264, and Book 8784, Page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The said Clark R. Smith being one and the same person as Clark Randall Smith.

unimproved ( )
This is improved (X) property, known as 401 Claircrest Drive, Antioch, TN 37013
(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 19th day of January 1999

CLARK R. SMITH

FOR ADDITIONAL TAXES IF REQUIRED
PLEASE SEE AFFIDAVIT RECORDING OR
DOCUMENTATION ATTACHMENT
NOT VALID UNLESS RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARK R. SMITH, UNMARRIED

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 _____, Tennessee, this 19th day of January, 99 AT LARGE.

Commission expires 7/24/99

SCOTT D. WEISS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 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

053 8701
IDENTIFICATION/REFERENCE
99 JAN 20 PM12:52
BILL GAYDEN REGISTER
DAVIDSON COUNTY, TN.
4856 01/20 0101 03CHECK 331.05
DN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

0538701
IDENTIFICATION REFERENCE

99 JAN 20 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	331.05
CHECK	331.05

01/20/99 01 12:50 0001 4856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414283