WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37491)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January, 1999

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

My Commission Expires MAY 26, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica C. Talley	First Trust Mortgage Company	108-4-163
(NAME)	(NAME)	
905 Waggoner Court East	6525 Quail Hollow Road	3D-91449
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Memphis, TN 38120	
(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, York Construction LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veronica C. Talley, (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:

Being Lot No. 123A in Zero Lot Division, SEction 6, Patio Villa, as of record in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete description of metes and bounds.

BEING the same property conveyed to York Construction LLC by deed from General Construction Company of record in Book 10829, Page 164, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

ID 99 0053376
ENTIF. # REFERENCE
JAN 21 PM 2:07
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 905 Waggoner Court East, Nashville, TN 37214
(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 15th day of January, 1999

York Construction LLC

By: Robin York, Chief Manager

Robin York, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this_____day of _____ 19_____ .

Commission expires_____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robin York and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the York Construction LLC the within named bargainor, and corporation, and that he as such Chief Manager 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 Robin York as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 15th day of January 1999.

My commission expires 5/26/02

_____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

5557 01/21 0101 03CHECK 332.53

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK 11306 PAGE 343

05393376

IDENTIF. & REFERENCE

99 JAN 21 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86900.00
CON TX	321.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.53
CHECK	332.53

01/21/99 01 14:05 0001 5557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414981