Record and Return To:
Mitchell A. Watts
2400 Crestmoor Rd. #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Mary Bruhns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 5/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Wehby, Jr. (NAME)	FT Mortgage Companies (NAME)	MAP 142-10A
7304 Weston Way (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 22C0
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (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, Richard Madariaga and wife, Jill Madariaga

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Wehby, Jr., 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as folows, to wit:

Land in Davidson County, Tennessee, being Lot 11 as shown on the Plan of Weston Way of record in Book 5210, page 89, Register's Office for Davidson County, Tennessee and being Unit 11-B as shown on the Plan of Weston Way, Phase II and as described by the Master Deed establishing a Horizontal Property Regime for Weston Way, Phase II, of record in Book 5935, page 676, said Register's Office as amended by Amendment to Master Deed of record in Book 6370, page 577, and amended in Book 7517, pages 115 and 131; and amended in Book 8560, page 34, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Weston Way, Phase II, set forth in Exhibit C of said Amendment to Master Deed for a more complete description of said unit.

Being the same property conveyed to Richard Madariaga by deed from Hubert A. Reigle and Cilfford A. Reigle, of record in Book 9445, Page 496, Register's Office for Davidson County, Tennessee.

Jill Madariaga joins in this conveyance for the purpose of conveying all right, title and interest in and to said propery, marital or otherwise.

053954
IDENTIF. & REFERENCE
99 JAN 21 PM 3:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 7304 Weston Way, Nashville, TN 37221
(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 14th day of January, 19 98

Richard Madariaga

Jill Madariaga

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 Richard Madariaga and wife, Jill Madariaga

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 Goodlettsville, Tennessee, this 14th day of January 19 98

Commission expires 3/23/02

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

5731 01/21 0101 03CHECK 308.85

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 952

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

0539545
IDENTIF. & REFERENCE

99 JAN 21 PM 3:54

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80500.00
CON TX	297.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	308.85
CHECK	308.85

01/21/99 01 15:52 0001 5731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415154