WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY Exp. 11/27/1999 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,500.00

Katherine L. Prats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

Kevin D. Montgomery
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine L. Prats	First Trust Mortgage Company	MAP 103-3
(NAME)	(NAME)	
226 - 54th Avenue North	115 Eastpark Drive, Suite 110	PARCEL 31
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Brentwood, Tennessee 37027	
(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, House Reworks, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine L. Prats, 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 part of Lots 5 and 6 in the subdivision of Lots 21 and 22 in the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Co. First Addition, of record in Book 421, page 87 and described as follows according to a survey made by Clyde D. Anderson, dated August 1971 as follows:

Beginning at an iron pin in the east margin of 54th Avenue North at an old stone wall; thence north 86 deg. 14' east, 266.48 feet to an existing wire fence; thence south 7 deg. 33' east, 87.24 feet to an iron pin; thence south 83 deg. 54' west, 228.27 feet to an iron pin in the east margin of 54th Avenue North; thence with the margin of the same north 28 deg. 23' west, 106.0 feet to the point of beginning.

Being the same property conveyed to House Reworks, Inc., by deed from Malcolm L. Barrett, Sr. and wife, Rachel S. Barrett, Trustees, of record in Book 10722, page 616, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 87, said Register's Office.

unimproved ( )
This is improved (X) property, known as 226 - 54th Avenue North, Nashville, Tennessee 37209
(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 29th day of January, 19 99

House Reworks, Inc.
By: Bruce K. Jackson
Bruce K. Jackson, President

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 Bruce K. Jackson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the House Reworks, Inc. the within named bargainor, and corporation, and that he as such President 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 Bruce K. Jackson as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of January 1999.

My commission expires _____ _____

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

MAIL ENV.

05432260

IDENTIF. & REFERENCE

99FEB-1 PM 2:52

ALL GRANTOR INDEXED
DAVIDSON COUNTY, TN

97 02/01 0101 03CHECK 586.35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11319 PAGE 868

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

0543260

IDENTIF. A REFERENCE

99 FEB -1 PM 2:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	155500.00
CON TX	575.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	586.35
CHECK	586.35

02/01/99 01 14:50 0001 9717

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419079