FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#16163

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 11330 PAGE 62

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TAMMY L. STEWART (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 108-8
1009 Elm Court (STREET ADDRESS OR ROUTE NUMBER)	501 Corporate Centre Dr., #400 (STREET ADDRESS)	PARCEL 95
Nashville, Tennessee 37214 (CITY) (STATE) (P O ZIP)	Franklin, Tennessee 37067 (CITY) (STATE) (ZIP)	FB# 3D86284

FOR AND IN 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, ARCHIE R. RAINES, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMY L. STEWART, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 6 on the Plan of Revised Section Two of East Lake Subdivision, as of record in Plat Book 5200, page 299, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur R. Raines and wife, Leigh Ann Raines by deed from John Clyde Tayes and wife, Lesley Tayes of record in Book 7909, page 441, said Register's Office. Arthur R. Raines and Leigh Ann Raines have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 96D-2632, dated January 3, 1997. Leigh Ann Raines has subsequently conveyed her interest in said property to Archie R. Raines by quitclaim deed of record in Book 10331, page 444, Register's Office for Davidson County, Tennessee. Arthur R. Raines being one and the same person as Archie R. Raines.

This conveyance is made subject to: (1) Restrictions of record in Book 5689, page 686; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 299, said Register's Office.

This is not now, nor has it ever been the principal residence of the spouse of Archie R. Raines.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 FEB -5 PM 12:58
[illegible] REGISTER
DAVIDSON COUNTY, TN.

INSTR. # REFERENCE
05459920

unimproved ( )
This is improved (XX) property, known as 1009 Elm Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of January, 19 99.

ARCHIE R. RAINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARCHIE R. RAINES with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of January, 1999

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1999

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

ARCHIE R. RAINES, MARRIED

TO

TAMMY L. STEWART, MARRIED

RECORDED 1010 6/20/99 8:5[illegible]

MAIL TAX BILLS AND WHEN RECORDED PLEASE RETURN TO:
Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 64

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

U545920
IDENTIF. A REFERENCE

99FEB-5 PM 12:58
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
CON TX	307.10
PRFEE	1.00
CAMT	83000.00
VOID	
CAMT	83000.00-
UTEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

02/05/99 01 12:58 0001 2519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421837