WARRANTY DEED

BOOK 11339 PG. 765

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 9/23/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KITA W. JOHNSON (NAME)	FT MORTGAGE COMPANIES D/B/A SUNB (NAME)	MAP 52-01
827 NEELY'S CHASE DRIVE (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	GROUP C
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (CITY) (STATE) (ZIP)	PARCEL 5.00 CO

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, JANIS L. HOLLIFIELD, now being JANIS L. HOLLIFIELD FELTY and husband, GERALD M. FELTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KITA W. JOHNSON, 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 the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 5 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Janis L. Hollifield by Deed of record in Book 9926, page 976, Register's Office for Davidson County, Tennessee; the said Janis L. Hollifield now being Janis L. Hollifield Felty.

GERALD M. FELTY joins in this conveyance for the purpose of conveying any right, title, or interest, which he may have, marital or otherwise, in and to subject property.

MAIL ENV.

99 FEB 12 PM 2:22
DAVIDSON COUNTY, TN.

05487599
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 827 NEELY'S CHASE DRIVE, MADISON, TN 37115
(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 our hand s this 10th day of February, 19 99

Janis L. Hollifield Felty
JANIS L. HOLLIFIELD FELTY

Gerald M. Felty
GERALD M. FELTY

BOOK 11339 PG. 766

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 JANIS L. HOLLIFIELD, now being JANIS L. HOLLIFIELD FELTY and husband, GERALD M. FELTY

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 10th day of February 19 99.

Commission expires 9/23/00

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

5584 02/12 0101 03CHECK 403.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11339 PG. 767

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

0548759
IDENTIF. & REFERENCE

99FEB 12 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

CAMT
106000.00
CON TX 392.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 403.20
CHECK 403.20

02/12/99 01 14:22 0001 5586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424852