SOUTHEAST TITLE of Tennessee Inc

BOOK 11341 PG. 836

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 63,000.00

Subscribed and sworn to before me, this the 11th day of February, 1999

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

My commission expires: My Commission Expires November 25, 2000

(Affix Seal) Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9921915 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: William H. Tu	SEND TAX BILLS TO: FT MORTGAGE COMPANIES D/B/A SUNBELT NATIONAL MORTGAGE
1901-18th Avenue South #206 STREET ADDRESS	2974 LBJ FREEWAY, SUITE 200 STREET ADDRESS
Nashville, TN 37212 CITY STATE ZIP	DALLAS, TX 75234 CITY STATE ZIP
MAP & PARCEL NO. 104-12-A-18CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Susan M. Varner

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO William H. Tu

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 206-M of Magnolia Wedgewood Condominiums, a horizontal property regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6258 at page 718, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Magnolia Wedgewood Condominiums as set forth in Exhibit A-2 of the Master Deed, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Susan M. Varner, unmarried by Deed of record in Book 10718 page 298, Register's office for said County.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 1901-18th Avenue South #206, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 11 day of February, 1999

Susan M. Varner

Susan M. Varner

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 11 day of February , 1999 , before me personally appeared Susan M. Varner to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 25, 2000

Notary Public

State of Tennessee
County of

On this 11 day of February , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0514907
RECORDING FEE
99FEB 16 PM 3:08
REGISTER
WILLIAMSON CO. TN.
02/16 0101 03CHECK 244.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11341 PG. 838

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

CAMT	63000.00
CON TX	233.10
PRFEE	1.00
MREED	5.00
CFEE	2.00
TOTAL	244.10
CHECK	244.10

02/12/99 01 15:06 0001 6276

0549407

AGENT#: 4 REFERENCE

99 FEB 16 PM 3:08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425532