WARRANTY DEED

BOOK 11350 PG. 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
18th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL) 12-16-01

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery K. Hitt (NAME)	FT Mortgage Companies dba First (NAME)	MAP 64-03
4049 Brandywine Pointe Blvd (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	GROUP A
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (CITY) (STATE) (ZIP)	PARCEL 6.00

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, Michael F. Borchetta and wife, Martha J. Taylor Borchetta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey K. Hitt, 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:

Being Lot No. 71 on the Plan of Brandywine Pointe, Phase 1, Section 1, of record in Book 7900, Page 171 & 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 9994, Page 441, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Book 9397, Page 824; Book 9544, Page 69, and Book 9485, Page 885 and 888 Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Dues to Brandywine Pointe Homeowners Association, Inc.

unimproved ( )
This is improved (X) property, known as 4049 Brandywine Pointe Blvd., Old Hickory, Tennessee 37138
(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 18th day of February 19 99

Michael F. Borchetta

Martha J. Taylor Borchetta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11350 PG. 567

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael F. Borchetta and wife, Martha J. Taylor Borchetta

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 Nashville, Tennessee, this 18th day of February, 99.

Commission expires ~~February 27, 2001~~ 12/16/01

MARK LINEBERRY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

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

05518.12
FILE #: A REFERENCE
99 FEB 23 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.
$0.00 1121-00 MORTGAGE TAX 02/23 5789

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 568

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

05518I2

RECVD. & REFERENCE

99FEB 23 AM 9:01

WILLIAM R. GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	300000.00
CON TX	1110.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1121.00
CHECK	1121.00

02/23/99 01 08:59 0001 8835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428054