WARRANTY DEED

BOOK 11351 PG. 133

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 19, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon B. Medic (NAME)	FT Mortgage Co (NAME)	117-15
1728 Glen Echo Road (ADDRESS)	10741 King William Dr (ADDRESS)	26
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, Tx 75220 (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, Cheryl F. Baltz and husband, Tim Baltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAMON B. MEDIC AND WIFE, PATRICIA A. MEDIC AND BARNEY W. JORDAN, A MARRIED PERSON, AS JOINT TENANTS IN COMMON

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 27 on the Plan of Glen Echo Subdivision, as of record in Book 1424, page 52, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Herschel H. Foust by warranty deed of Hawthorne Development Company of record in Book 1645, page 386, Register's Office of Davidson County, Tennessee. And further a one-half undivided interest was conveyed to Eileen Virginia Bowden Foust by deed of record in Book 2101, page 238, Register's Office of Davidson County, Tennessee. The said Herschel H. Foust having since died February 24, 1993 and said property by operation of law being vested in Eileen Virgina Bowden Foust as surviving tenant by the entireties. The said Eileen Virginia Bowden Foust having since died April 21, 1998 intestate and by operation of law said property will now be vested in Cheryl F. Baltz as surviving next of kin to the said Virginia Bowden Foust.

Tim Baltz, husband of Cheryl F. Baltz, herein joins in the provisions of this

CONTINUED

unimproved ( )
This is improved (X) property, known as 1728 Glen Echo Road, Nashville, TN
(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 19th day of February, 19 99

Cheryl F. Baltz

Cheryl F. Baltz

Tim Baltz

instrument for the purpose of transferring and quitclaiming unto the grantees, their heirs and assigns, any and all right, title and interest he might have in said property by reason of his marital status, or otherwise.

MATTERS SUBJECT TO SAID PROPERTY:

1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorata as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 117-15 Parcel 26

Restrictive covenants contained in instrument of record in Book 1645, page 386, Register's Office of Davidson County, Tennessee.

Sanitary Sewer easement of record in Book 3984, page 806, Register's Office of Davidson County, Tennessee.

Matters appearing on the Plan of Glen Echo Subdivision, as of record in Book 1424, page 52, Register's Office of Davidson County, Tennessee.

570.00 JCHECK 0104 02/23 8669

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl F. Baltz and husband, Tim Baltz

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 Franklin, Tennessee, this 19th day of February 19 99.

Commission expires June 19, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ 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

055197.2
IDENTIF. & REFERENCE
99 FEB 23 AM 10:45
REGISTER
WILLIAMSON COUNTY, TN.
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11351 PG. 136

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

0551972
IDENTIFICATION REFERENCE

99 FEB 23 AM 10:45

DAVIDSON COUNTY, TN.

CAMT
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 570.00
CHECK 570.00

02/23/99 01 10:43 0001 8998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428216