BOOK 11355 PG. 41

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Roger C Bolton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 19 99

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: June 13, 2000
(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
ROGER C. BOLTON (NAME)	FT MORTGAGE COMPANIES D/B/A SUNB (NAME)	MAP 108-16
414 WOODSMAN COURT (ADDRESS)	2974 LBJ FREEWAY, SUITE 200 (ADDRESS)	PARCEL
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	DALLAS, TX 75234 (CITY) (STATE) (ZIP)	255.00

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, JOSE M. DeVICENTE, by and through JAMES LaBREC, Attorney in Fact, and wife, KATHRYN G. DeVICENTE, by and through JAMES LaBREC, Attorney in Fact HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER C. BOLTON

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:

Situated in Davidson County, Tennessee, being Lot No. 95B, as shown on the Plan of Zone Lot Drwq., Lots 89-90-91-94-95-96 and 97, Percy Priest Woods, Section IV, of record in Book 6250, page 717, Register's Office for said County, and also shown as part of Lot 95 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JOSE M. DeVICENTE and wife, KATHRYN G. DeVICENTE by Deed of record in Book 7363, page 463, Register's Office for Davidson County, Tennessee.

JAMES LaBREC executes this instrument as Attorney in Fact for JOSE M. DeVICENTE AND KATHRYN G. DeVICENTE pursuant to individual Limited Power of Attorneys both of which are recorded simultaneously herewith.

05553070
IDENTIF. & REFERENCE
99FEB25 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 414 WOODSMAN COURT, NASHVILLE, TN 37214
(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 28th day of January 19 99

Jose M. DeVicente
JOSE M. DeVICENTE
BY: JAMES LABREC, ATTORNEY IN FACT

Kathryn G. DeVicente
KATHRYN G. DeVICENTE
BY:
JAMES LABREC, ATTORNEY IN FACT

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 JOSE M. DeVICENTE, by and through JAMES LaBREC, Attorney in Fact and wife, KATHRYN G. DeVICENTE, by and through JAMES LaBREC, Attorney in Fact

the bargainor /s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that /he executed the within instrument for the purposes therein contained. Witness my hand and official seal at /Goodlettsville, Tennessee, this 28th day of January 1999.

Commission expires /June 13, 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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JAMES LABREC, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who acknowledged that HE is the Attorney in Fact for JOSE M. DEVICENTE AND WIFE, KATHRYN G. DEVICENTE and is authorized by JOSE M. DEVICENTE AND WIFE, KATHRYN G. DEVICENTE to execute this instrument on their behalf.

Witness my hand and official seal this the 28 day of JANUARY, 19 99.

My commission expires: 6-13-2000

NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

0168 02/25 0101 03CHECK 342.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK **11355** PG. **46**

05053070
RECEIVED FOR TIME & REFERENCE
99FEB25 AM 8:39
DAVIDSON COUNTY, TN.
REGISTER'S

CAMT 89500.00
CON TX 331.15
PRFEE 1.00
WDEED 0.00
CFEE 2.00
TOTAL 342.15
CHECK 342.15
02/25/99 01 08:37 0001 0168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429375