WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAMSON County TENN. RONALD R. BARRETT JR. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Luffman (NAME)	First Trust Mortgage Company (NAME)	161-11-0-C 036
345 Yorkshire Circle (ADDRESS)	PO Box 17257 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Amy Joy Graves and Venita Juliette Graves and Brett T. Stewart*
Amy Joy Graves (n/k/a Amy J. Stewart)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer L. Luffman, 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 Unit No. G-703 on the Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amy Joy Graves and Venita Juliette Graves, as joint tenants with rights of survivorship, by deed from Craig Ratterman and wife Lisa Ratterman, as of record in Book 8715, page 873, Register's Office for Davidson County, Tennessee. Amy Joy Graves is n/k/a Amy J. Stewart, a married person.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 7231, page 789, amended in Book 7494, page 689, Register's Office for Davidson County, Tennessee.

Plan of record in Book 6900, page 614, said Register's Office, shows an

CONTINUED

unimproved ( )
This is improved (X) property, known as 345 Yorkshire Circle, Nashville, Tennessee 37211
(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 22nd day of February, 19 99

amy J Stewart — Brett T. Stewart
Amy Joy Graves n/k/a Amy J. Stewart — Brett T. Stewart*

Venita Juliette Graves
Venita Juliette Graves
By amy J Stewart, Attorney In Fact

*spouse joins in this conveyance to convey any and all interest in subject property

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 Amy Joy Graves n/k/a Amy J. Stewart and Brett T. Stewart

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 22nd day of February 19 99.

Commission expires 11-18-01

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 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

LEGAL DESCRIPTION CONTINUATION

Owner's Certificate, certain notes, easements and setback lines.

99 FEB 25 PM 12:58
REGISTER
WILLIAMSON COUNTY, TN.
055331.0
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy J. Stewart with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Venita Juliette Graves, and is authorized by Venita Juliette Graves, to execute this instrument on behalf of Venita Juliette Graves.

Witness my hand at Brentwood, Tennessee, this 22nd day of February, 1999.

99 FEB 25 PM 12:58
REGISTER
WILLIAMSON COUNTY, TN.
055331.01 CHECK
$16.94

Notary Public

My Commission Expires: 11-18-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11355 PG. 979

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

0553310
IDENTIF. & REFERENCE

99FEB 25 PM 12:58
REGISTER
COUNTY, TN.

CO AMT	6200.00
CO TX	355.94
PRFEE	1.00
MISCEL	3.00
CFEE	2.00
TOTAL	366.94
CHECK	366.94

01 12:56 0001 0425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429630