FAIL ENV. FILED FOR RECORD & REFERENCE
99 FEB 26 PM 4:10
REGISTER
COUNTY, TN.
U5539993

BOOK 11358 PG. 890

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:

John Douglas Diamond and wife, Michelle R. Diamond
305 Paulson Place
Antioch, TN 37103

SEND TAX BILL TO:

FT Mortgage Companies
111 Westwood Place
Suite 109
Brentwood, TN 37027

MAP & PARCEL

172-08-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

X Michelle R. Diamond
AFFIANT

Sworn to and subscribed before me this 25 day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN My Commission Expires April 22, 2001

1139 02/26 0101 03CHECK 473.50

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MATTHEW T. SHORTER and JENNIFER D. SHORTER, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOHN DOUGLAS DIAMOND and wife, MICHELLE R. DIAMOND, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Section Two-B, Hunters Branch of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Shorter and wife, Jennifer D. Shorter, by warranty deed from Leon Jefferson Graham and wife, Sheila Williams Graham and Robert M. Graham of record in Book 9365, page 973, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 172-08-A, Parcel 25.00 CO.

2. All matters appearing on the plan of Section Two-B, Hunters Branch of record in Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions and restrictions of record in Book 6601, page 7, said Register's Office.

4. By-Laws of record in Book 6632, page 429, said Register's Office.

5. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 7492, page 583, said Register's Office.

6. Articles of Incorporation of Hunter's Branch Homeowners Association of record in Book 6632, page 425, said Register's Office.

7. Deeds of Conveyance of record in Book 7893, page 324, Book 7893, page 403 and Book 7893, page 407, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 305 Paulson Place, Antioch, Tennessee 37013.

WITNESS our hands this 22 day of February, 1999 in Franklin, Tennessee.

Matthew T. Shorter
MATTHEW T. SHORTER

Jennifer D Shorter
JENNIFER D. SHORTER

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 Matthew T. Shorter and Jennifer D. Shorter, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25 day of February, 1999.

Notary Public

My commission expires: 4/22/2002

BRENDA FRANKS HALE
NOTARY PUBLIC AT LARGE
WILLIAMSON
My Commission Expires
April 22, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11358 PG. 892

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

0553993

IDENTIF. & REFERENCE

99 FEB 26 PM 4:10

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	125000.00
CON TX	462.50
PRTEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	473.50
CHECK	473.50

02/26/99 01 16:08 0001 1139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430338