WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37618)

BOOK 11363 PG. 599

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 9/12/2002
(AFFIX SEAL)

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philippe L. Meadows (NAME)	FT Mortgage Company, Inc. dba (NAME)	94-1-295
602 South 15th Street (ADDRESS)	2974 LBJ Freeway, Ste. 200 (ADDRESS)	23W-12490
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75234 (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, H. P. Richardson, Jr. and wife, Idella Payne Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philippe L. Meadows, (married) AND WIFE, KIMBERLY L. MEADOWS

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. 109 on the Map of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for said County.

Said Lot No. 109 fronts 67 feet on the westerly side of South 15th Street and runs back between lines, 94.8 feet on the north line and 144.8 feet on the south line, to a dead line in the rear, measuring 81.1 feet thereon.

BEING the same property conveyed to H. P. Richardson, Jr. and wife, Idella Payne Richardson by deed from Shelby Village, Inc. of record in Book 2034, Page 51, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0555235
IDENTIFICATION REFERENCE
99 MAR -2 PM 3:35
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 602 South 15th Street, Nashville, TN 37206
(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 26th day of February 19 99

H. P. Richardson, Jr.

Idella Payne Richardson

Idella Payne Richardson

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 H. P. Richardson, Jr. and wife, Idella Payne Richardson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1999.

Commission expires 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 SEPT. 26, 2002

My commission expires _____

_____
Notary Public

2417 03/02 0101 03CHECK 188-23

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11363 PG. 601

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 0.00

CKNT

0555235

IDENTIF. & REFERENCE

99 MAR -2 PM 3:35

R.L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

CKNT 0.00
CAMT 47900.00
CON TX 177.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 188.23
CHECK 188.23

03/02/99 01 15:33 0001 2417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431603