File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Attorney
2000 Richard Jones Road, #110
Nashville, TN 37215

BOOK 11422 PG. 63

#16282

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN THOMPSON FORT, JR. (NAME)	FT MORTGAGE COMPANIES (NAME)	130-3
604 Westview Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 146 (STREET ADDRESS)	48
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	BM2865

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 OF WHICH IS HEREBY ACKNOWLEDGED, DOUGLAS B. DURR AND WIFE, LISA DURR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN THOMPSON FORT, JR. AND WIFE, CYNTHIA M. FORT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

05712811

99 APR -7 PM 3:37

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 604 Westview Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 99

Douglas B. Durr
DOUGLAS B. DURR

Lisa Durr
LISA DURR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS B. DURR AND WIFE, LISA DURR with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of March, 19 99.

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

My Commission Expires SEPT. 23, 2000

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 99.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

DOUGLAS B. DURR AND WIFE LISA DURR

TO

JOHN THOMPSON FORT, JR. AND WIFE, CYNTHIA M. FORT

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I

Land in Davidson County, Tennessee, being part of Lots Nos. 18, 19, 20 and 21 of Block 10 (Lots Nos. 18 and 19 being unrecorded), and parts of Lots Nos. 1 and 2 of Block 11, and part of an unnamed street, on the Map of a Subdivision of part of Royal Oaks Land Company's Subdivision, as of record in Book 974, pages 4 and 5, Register's Office for said County, and also being shown as parts of Lots Nos. 154, 155, 156, 157 and 159 on an unrecorded map of the Royal Oaks Subdivision by W.B. Southgate, Surveyor, and described according to a copy of survey thereof by Norris H. Hickerson, Surveyor, dated January 5, 1947, as follows:

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Beginning at an iron pin the the easterly margin of Westview Avenue, at the southwest corner of the property formerly owned by L.W. Cherry, said point being 494.75 feet south of the southerly margin of Sunnybrook Drive, which is shown on said Southgate survey; thence with the easterly margin of Westview Avenue south 5 deg. west 275 feet to an iron pin; thence south 85 deg. east 200 feet to an iron pin; thence north 5 deg east 245 feet to an iron pin; thence south 85 deg. east 271.9 feet to an iron pin set in the rear line of Lot No. 6 of Block 10, shown on said Southgate Survey; thence with the rear line of Lots 6, 5, 4 and 3, said Block, north 55 deg. 30 min. west 338.7 feet to what was Cherry's northeast corner; thence along what was Cherry's east line, south 5 deg. west 131.83 feet to a point; thence north 85 deg. west 175 feet to the point of beginning.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that tract of land conveyed to L. W. Cherry and wife, Evelyn M. Cherry by deed from Dr. C. O. Rhea and wife, Jane Manby Rhea, of record in Book 1643, page 317, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

TRACT No. II:

Land in Davidson County, Tennessee, being parts of Lots No. 20 and 21 of Block 10 on the Plan of the Re-subdivision of Part of Royal Oaks, as of record in Book 974, page 4, Register's Office for Davidson County, Tennessee, and being more completely described as follows:

Beginning at an iron pin, the southwest corner of Lot No. 21; thence north with the easterly margin of Westview Avenue, 229 feet to an iron pin, the northwest corner of said Lot; thence extending southeast 200 feet along the north boundary of said Lot to an iron pin; thence south in a line, parallel to Westview Avenue 125 feet 4 inches to an iron pin; thence west and perpendicular to Westview Avenue 175 feet to the point of beginning.

Being the same property conveyed to Douglas B. Durr and wife, Lisa Durr by deed from Mary donaldson Rhea Sterritt and Rollin Oliver Rhea of record in Book 9520, page 991, rerecorded in Book 9689, page 496, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5787, page 286, Book 613, page 404, Book 924, page 24; and (3) All matters appearing on the Plan of record in Plat Book 974, page 4, said Register's Office.

EXHIBIT "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

05/04/07 0101 03CHECK 2105.50

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

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0571281

IDENTIFYING REFERENCE

99 APR -1 PM 3:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	56500.00
ERR	CO
CAMT	56500.00-
CAMT	
	565000.00
CON TX	2090.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2105.50
CHECK	2105.50

04/07/99 01 15:39 0001 9263

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448280