Box 17

WARRANTY DEED

BOOK 11458 PG. 137

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Michael Higgins	First Trust Mortgage Company	MAP 147-15
(NAME)	(NAME)	
563 Whispering Hills Drive	6525 Quail Hollow Road	PARCEL 5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38120	6DU68660
(CITY) (STATE) (ZIP)	(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, Francis G. Fuzzell and wife, Maryann Fuzzell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Michael Higgins and wife, Lee-Ann Higgins

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:

Land in Davidson County, Tennessee, being Lot No. 468-A on the Revised Plan of a portion of Whispering Hills Section II-C, of record in Book 2854, page 35, Register's Office for said County.

Said Lot No. 468-A fronts 88.0 feet on the southerly margin of Whispering Hills Drive and extends back 202.1 feet on the easterly line and 192.5 feet on the westerly line to a broken line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to Francis G. Fuzzell by deed from Whitney B. Davis of record in Book 7978, page 289, Register's Office for Davidson County, TN.

Maryann Fuzzell joins in this conveyance to convey any interest she may have as the wife of Francis G. Fuzzell.

Subject to restrictions of record in Book 2797, page 483, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2854, page 35, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 563 Whispering Hills Drive, Nashville, TN 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 29th day of April, 19 99

Francis G. Fuzzell

Maryann Fuzzell

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

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 Francis G. Fuzzell and wife, Maryann Fuzzell

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 Nashville, Tennessee, this 29th day of April 19 99.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

LAURA BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

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

99058564
MAP REFERENCE
99 MAY -3 PM 1:03
REGISTER
DAVIDSON COUNTY, TN.
0
INSTR.
DATE 05/03/99 TIME 01:03 RECORDING FEE 7.00

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 11458 PG 139

0581564

REGISTER'S REFERENCE

99 MAY -3 PM 1:03

CAMT
101000.00
CON TX 373.70
PRFEE 1.00
MRELEE 8.00
CFEE 2.00
TOTAL 384.70
CHECK 384.70
05/03/99 01 13:06 0001 0346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455040