WARRANTY DEED

BOOK 11493 PG. 319

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Scott E Fernandez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 99

Jennifer Lumbo
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

MAD

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott E. Fernandez (NAME)	FT Mortgage Companies d/b/a (NAME)	129-15-140
824 Percy Warner Blvd. (ADDRESS)	111 Westwood Place, Suite 109 (ADDRESS)	9DZ 73398
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, John W. Pieper, Jr. and wife, Sara Jane Pieper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott E. Fernandez and Regina M. Brenner, both unmarried, as joint tenants with right of survivorship

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. 11 on the Plan of Warner Glen Subdivision, of record in Book 9700, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 3502, page 153, as amended in Book 10000, page 859; Plan of record in Book 9700, page 67; all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John W. Pieper, Jr. and wife, Sara Jane Pieper, by deed from Gillespie Builders, Inc., a Tennessee Corporation, of record in Book 10062, page 57, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 824 Percy Warner Blvd., Nashville, TN 37205
(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 21st day of May 19 99

John W. Pieper, Jr.

Sara Jane Pieper

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 John W. Pieper, Jr. and wife, Sara Jane Pieper

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 Brentwood, Tennessee, this 21st day of May 19 99.

Commission expires 5/27/2001

Jennifer Dunlap
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 _____

_____
Notary Public

0591163
...INDEXING REFERENCE
MAY 25 PM 2:52
...RECORDER
...
05/25 0101 03CHECK 651.10
0530

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11493 PG 321

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

0591163

WEB. REFERENCE

99 MAY 25 PM 2:52

CAMT 173000.00
CON TX 640.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 651.10
CHECK 651.10

05/25/99 01 14:55 0001 0530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465114