BOOK 11498 PG. 332

FILE BOX 45

WARRANTY DEED

ZANA C. PE... NOTARY PUBLIC ... DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Paul Sexton
Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Sexton	FT Mortgage Companies, d/b/a	MAP 108-03-O-A
(NAME)	(NAME)	
806 Patio Court, #4	2974 LBJ Freeway, Suite 200	PARCEL 004 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75234	
(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, Tamara J. Taylor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Sexton, unmarried

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. 5, Unit 4, In a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, of record in Plat Book 5200, Page 495, Register's Office for Davidson County, Tennessee. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et. seq. of the Tennessee Code Annotated and the By-Laws of the Administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owner; options, burdens, assessments, and undertakings, etc. contained in the Master Deed of record in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office.

BEING the same property conveyed to Tamara J. Taylor, unmarried by deed from Patricia A. Crawford, unmarried, of record in Book 9107, Page 981, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, Master Deed, and By-Laws, of record in Book 7266, Page 827; Book 5970, Page 829; Book 6014, Page 978; and Book 6406, Page 799, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

3.75 05/27 0101 03CHECK 227.47

unimproved ( )
This is improved (X) property, known as 806 Patio Court, #4, Nashville, TN 37214
(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 my hand this 26th day of May, 19 99

Tamara J. Taylor
Tamara J. Taylor

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FILE BOX 45

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 Tamara J. Taylor, unmarried

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

Commission expires March 29, 2003

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

05923367

RECEIVED FOR RECORD

99 MAY 27 PM 4:23

LL BRACKETT REGISTER
DAVIDSON COUNTY, TN.

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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0592367

INSTRUMENT # REFERENCE

99 MAY 27 PM 4:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	58500.00
			CON TX	216.47
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	227.47
			CHECK	227.47
05/27/99	01	16:26	0001	1775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466345