FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

Michelle L Erspamer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th 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
Philip S. Hooter	First Trust Mortgage Company	MAP 87-5-A
(NAME)	(NAME)	
4041 Farmingham Woods Drive	P.O. Box 17257	PARCEL 151 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38187-0257	
(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, Anna Wilson, unmarried and Frank R. Wilson, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip S. Hooter and Michelle L. Erspamer, 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:

BEING Lot No. 60, on the Plan of Farmingham Woods, Phase IV, of record in Book 7900, Page 555, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Frank R. Wilson, Jr., married and Anna Wilson, unmarried, as joint tenants with right of survivorship by deed from Phillips Builders, Inc., of record in Book 9755, Page 532, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 8238, Page 176; Book 8351, Page 533; Book 8423, Page 784; Book 8424, Page 426; Book 8447, Page 635; Book 8702, Page 528; Book 9006, Page 409; and Book 9006, Page 414, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Book 11504, Page 334, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4041 Farmingham Woods Drive, Hermitage, TN 37076
(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 27th day of May 19 99

Anna Wilson

Frank R. Wilson, Jr.

by: Anna Wilson
(atty. in fact)

BOOK 11504 PG. 337

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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 0101 03CHECK 432.80

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, Anna Wilson, 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 on behalf of Frank R. Wilson, Jr. as his Attorney in Fact as the free act and deed of the within named Frank R. Wilson, Jr..
Witness my hand and official seal at Nashville, Tennessee the 27th day of May 1999.

My Commission Expires: 3/29/03

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 Anna Wilson, 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 27th day of May 1999.

My Commission Expires: 3/29/03

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0593860

RECEIVED FOR REFERENCE

99 JUN -1 PM 5:08

PAT GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 338

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

0593860

IDENTIFICATION REFERENCE

99 JUN -1 PM 5:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	114000.00
CON TX	421.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	432.80
CHECK	432.80

06/01/99 03 17:12 0001 3364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467895