WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,000.00

Janet L. Queen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1999

Tina D. Braun
Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irelan L. Queen (NAME)	FT Mortgage Companies d/b/aFirst (NAME) Tennessee Mortgage Company, Inc.	MAP 161-14C
5301 Barton Vale Ct. (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 19CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	6DU 83514

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, Roger Leaver and wife, Dianne Leaver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irelan L. Queen and wife, Janet L. Queen

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 19 on the plan of Barton Vale, as of record in Book 7900, Page 639, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9247, Page 140; By-Laws of record in Book 9247, Page 165 and Charter of record in Book 9247, Page 180, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roger Leaver and wife, Dianne Leaver by deed from Zaring Homes, Inc. of record in Book 9557, Page 516, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Storm Water Detention Agreement of record in Book 9082, Page 876, said Register's Office.

This conveyance is subject to Agreement of record in Book 8412, Page 241 as amended in Book 9157, Page 406, said Register's Office.

This conveyance is subject to Deed of Conveyances of record in Book 8614, Page 819 and Book 9190, Page 426, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5301 Barton Vale Ct., 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 14th day of June, 1999

Roger Leaver

Roger Leaver

Dianne Leaver

Dianne Leaver

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 Roger Leaver and wife, Dianne Leaver

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 14th day of June 1999.

Commission expires 3-23-2002

Tina D. Brown
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, executed 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 _____ _____.

My commission expires _____

_____
Notary Public

TINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to Temporary Construction Easements of record in Book 7859, Page 383, said Register's Office.

This conveyance is subject to Sanitary Sewers and/or Storm Drainage Easements of record in Book 8175, Page 777; Book 8389, Page 586 and Book 8412, Page 244, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

060273
IDENTIFICATION REFERENCE
99 JUN 16 AM 8:19
ALL TAXES PAID
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.
0254 06/16/99 0103 OPCHECK 832.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 455

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

0600273

RECEIVED & RECORDED

99 JUN 16 AM 8:19

PAT BRYAN, REGISTER
DAVIDSON COUNTY, TN.

CAMT
222000.00
CON TX 821.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 832.40
CHECK 832.40

06/16/99 01 08:23 0001 0254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478863