THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16465
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOTARY PUBLIC AT LARGE

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00

Jane M. Dowling
Affiant

Subscribed and sworn to before me, this 30th day of June, 1999.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LANCE M. DOWLING	FT MORTGAGE COMPANIES	141-15
8016 Claytie Circle	P.O. Box 146	107.00
Nashville, Tennessee 37221	Memphis, Tennessee 38101	09D80646

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHARLES B. MAJOR, JR. AND WIFE, JAYNE B. MAJOR, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LANCE M. DOWLING AND WIFE, MELANIE L. DOWLING, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8016 Claytie Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 1999.

CHARLES B. MAJOR, JR.

Jayne B. Major By
JAYNE B. MAJOR
BY: CHARLES B. MAJOR, JR., ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

T095 07/01 0101 03CHECK 847.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHARLES B. MAJOR, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 1999.

My Commission Expires: _____

Notary Public

WARDEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES B. MAJOR, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said JAYNE B. MAJOR and is authorized by the said JAYNE B. MAJOR to execute this instrument on her behalf.

Witness my hand, at Office, this 30th day of June, 1999.

NOTARY PUBLIC

My Commission Expires:_____

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Phase II "Sheffield on the Harpeth", as of record in Plat Book 6900, pages 410 and 411, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles B. Major, Jr. and wife, Jayne B. Major by deed from Warren E. Beck and wife, Deborah J. Beck of record in Book 9701, page 509, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6925, page 900, amended in Book 7145, page 954, Book 9313, page 806, Book 8505, page 598, Book 8747, page 97; (3) Easements of record in Book 5738, page 829, Book 8569, page 481, Book 4136, page 525, Book 4279, page 731; (4) By-Laws of record in Book 7145, page 964, amended in Book 8146, page 463; (5) Charter of record in Book 6939, page 983; (6) Consent of Directors of record in Book 8276, page 238; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 410 and 411, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

19990606681
IDENTIF. & REFERENCE
99 JUL -1 PM 4:10
RECEIVED
MARY CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11553 PAGE 846

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

IDENTIF. & REFERENCE

060068

99 JUL -1 PM 4:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	225000.00
CON TX	832.50
PRFEE	1.00
MREC	12.00
CFEE	2.00
TOTAL	847.50
CHECK	847.50

07/01/99 01 16:12 0001 7095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485529