Box 52

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WARRANTY DEED

W. BRAD LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Irma Marie Rucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF June 19 99

W. Brad Lehman
Notary Public

MY COMMISSION EXPIRES: 2/3/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irma Marie Rucker	FT Mortgage Companies d/b/a	147-08-235
(NAME)	(NAME)	
220 Flora Maxwell Rd.	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Memphis, TN 38101	
(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, Carl Warren Savage and wife, Janice Lynn (Garrard) Savage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irma Marie Rucker, 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carl Warren Savage and wife, Janice Lynn (Garrard) Savage by deed from Esther E. Ellis, unmarried, of record in Book 6158, page 231, Register's Office for Davidson County, Tennessee.

Janice Savage hereby certifies, warrants and covenants that she is one and the same person as Janice L. Savage and JaniceLynn (Gerrard) Savage.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

7502 07/02 0101 03CHECK 258.50

unimproved ( )
This is improved (X) property, known as 220 Flora Maxwell Rd., Nashville, Tennessee 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 30th day of June, 19 99

Carl Warren Savage

Janice Lynn (Garrard) Savage

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl Warren Savage and wife, Janice Lynn (Garrard) Savage

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 30th day of June 19 99.

Commission expires 2/3/02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

0607336
WEAKLEY & REFERENCE
99 JUL -2 PM 3:11
JILL BARTHOLOMEW
DAVIDSON REGISTER
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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0607336
IDENTIF. & REFERENCE

99 JUL -2 PM 3:11
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	258.90
CHECK	258.90

07/02/99 01 15:12 0001 7802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486218