BOOK 11566 PAGE 151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

X Jimmy Dean Dalton II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Dean Dalton II (NAME)	FT MORTGAGE COMPANIES d/b/aFIRST (NAME)	MAP 53-3
1602 Overton Street (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 382
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Ernest Mark Billings and Ruth Sharon Billings, Husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Dean Dalton II, 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. 44 on the Revised Plan of Village of Old Hickory, Section E, of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 44 fronts 156.2 feet on the westerly margin of Overton Street and runs back between lines measuring 338.4 feet on the South and 342.3 feet on the North to a rear line measuring 127.9 feet.

Being the same property conveyed to Ernest Mark Billings and wife, Ruth Sharon Billings, by deed from William T. A. Baxter and wife, Irene K. Baxter, of record in Book 7939, page 668, and re-recorded in Book 9293, page 372, Register's Office for Davidson County, Tennessee.

Ruth Sharon Billings executes this instrument as Attorney-In-Fact on behalf of Ernest Mark Billings, pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

99 JUL -9 AM 10:43

RECEIVED FOR RECORD

060981

unimproved ( )
This is improved (X) property, known as 1602 Overton Street, Old Hickory, TN 37138
(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 29th day of June, 19 99

Ernest Mark Billings
By: X Ernest Mark Billings by Ruth Sharon Billings
Ruth Sharon Billings, Attorney-in-fact

Ruth Sharon Billings

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 RUTH SHARON BILLINGS

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 Goodlettsville, Tennessee, this 29th day of June, 19 99

Commission expires 11-27-99

Notary Public

NOTARY PUBLIC AT LARGE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RUTH SHARON BILLINGS, to me known to be the person who executed the foregoing instrument in behalf of ERNEST MARK BILLINGS and acknowledged that she executed the same as the free act and deed of the said ERNEST MARK BILLINGS.

Witness my hand and seal at Goodlettsville, Tennessee, this the 29th day of June, 199 9.

Commission expires: 11-27-99

Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06098111

REFERENCE

99 JUL -9 AM 10:43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488825