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

FTEC File No. 16655
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $ 293,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
SCOT J. FICKES	NEW OWNER	172-6-A
6056 Frontier Lane		4.00 CO
Nashville, Tennessee 37211		6D-78465

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, RAYNA C. STEWART, II AND WIFE, SONIA M. STEWART, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SCOT J. FICKES AND WIFE, MAREE M. FICKES, ("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 6056 Frontier Lane, Nashville, TN 37211

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 7th day of July, 1999.

RAYNA C. STEWART, II

SONIA M. STEWART
BY: RAYNA C. STEWART, II, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RAYNA C. STEWART, II, 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 7th day of July, 1999.

My Commission Expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARDEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYNA C. STEWART, II, 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 SONIA M. STEWART and is authorized by the said SONIA M. STEWART to execute this instrument on her behalf.

Witness my hand, at Office, this 7th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: _____

GEORGE E. MUDD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: [illegible]

0610329
RELEASE REFERENCE
99 JUL 12 AM 9:45
REGISTER
WILLIAMSON CO. TN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Mountain View Section 1 Revision One, as of record in Plat Book 9700, pages 562 and 563, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rayna C. Stewart, II and wife, Sonia M. Stewart by deed from Centex Homes, a Nevada general partnership of record in Book 10890, page 65, 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 10053, page 239, and Book 10496, page 311; and (3) All matters appearing on the Plan of record in Plat Book 9700, pages 562 and 563, said Register's Office.

01/06/1999 10:01 615 244 0330 DAVIDSON COUNTY PAGE 04

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11568 PAGE 181

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

06I0329

99 JUL 12 AM 9:45

DAMT
293000.00
CON TX 1084.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1099.10
CHECK 1099.10

07/12/99 09:47 0001 1047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489399