WARRANTY DEED

BOOK 11570 PAGE 115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Judy A. Dias
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 19 99

Carolyn Eldam
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUDY A. DIAS	FT MORTGAGE COMPANIES D/B/A SUNB	MAP 51-10
(NAME)	(NAME)	
1504 LEWIS ROAD	2974 LBJ FREEWAY, SUITE 200	GROUP A
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	DALLAS, TX 75234	PAR 110.00 CO
(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, JASON B. ISBELL, by and through JAMES C. ISBELL, Attorney in Fact, and wife, DOROTHY ISBELL, by and through JAMES C. ISBELL, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDY A. DIAS AND KEITH A. DIAS, UNMARRIED PERSONS

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:

Situated in Davidson County, Tennessee, being Unit No. 1504 on the Plan of Oakland Trace PUD (Planned Unit Development), of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to JASON B. ISBELL AND WIFE, DOROTHY ISBELL by Deed of record in Book 8432, page 411, Register's Office for Davidson County, Tennessee.

JAMES C. ISBELL executes this instrument as Attorney in Fact for JASON B. ISBELL AND WIFE, DOROTHY ISBELL pursuant to Power of Attorney recorded simultaneously herewith.

99 JUL 13 AM 10:04

0610947

HEREIN REFERENCE

unimproved ( )
This is improved (X) property, known as 1504 LEWIS ROAD, MADISON, TN 37115
(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 MY OUR hand S this 9th day of July 19 99

Jason B Isbell
JASON B. ISBELL

BY: James C Isbell
JAMES C. ISBELL, ATTORNEY IN FACT

Dorothy Isbell
DOROTHY ISBELL

BY: James C Isbell
JAMES C. ISBELL, ATTORNEY IN FACT

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 JASON B. ISBELL AND WIFE, DOROTHY ISBELL

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 DAVIDSON / , Tennessee, this 19th day of July 19 99 .

Commission expires _____

_____
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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JAMES C. ISBELL, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for JASON B. ISBELL AND WIFE, DOROTHY ISBELL and is authorized by JASON B. ISBELL AND WIFE, DOROTHY ISBELL to execute this instrument on their behalf.

Witness my hand and official seal this the 9 day of July, 1999.

My commission expires: 9/23/00

_____
NOTARY PUBLIC

CAROLYN ADAMS NOTARY PUBLIC DAVIDSON COUNTY

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

BOOK 11570 PAGE 117

06109047

REFERENCE

99 JUL 13 AM 10:04

[illegible]

[illegible] 20.00
[illegible] 347.82
[illegible] 1.00
[illegible] 5.00
[illegible] 2.00
[illegible] 333.11
[illegible] 333.11
[illegible] 20.00 0.00 1712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1490058