22

WARRANTY DEED

BOOK 11592 PG. 771

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Alison A Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF July 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACEY K. HAYES	FT MORTGAGE COMPANIES D/B/A	149-13-53
(NAME)	**SUNBELT NATIONAL** (NAME) **MORTGAGE**	
4764 BOWFIELD DRIVE	2974 LBJ FREEWAY, SUITE 200	02DU-15003
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	DALLAS, TX 75234	
(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, JANICE CATHLEEN SNYDER AND HUSBAND, THOMAS W. SNYDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACEY K. HAYES AND ALISON A. HAYES, HUSBAND AND WIFE

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. 48, on the Plan of DEBRA HEIGHTS, SECTION THREE, of record in Book 4175, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JANICE CATHLEEN SNYDER AND HUSBAND, THOMAS W. SNYDER, by deed from Larry E. Hartley and Rebecca J. Hartley Buchanan, Connie Hartley and Charles Buchanan, of record in Book 9182, page 62, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4206, page 805, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated July 20, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 4764 BOWFIELD DRIVE, ANTIOCH, TN 37013
(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 23rd day of July, 19 99

JANICE CATHLEEN SNYDER

THOMAS W. SNYDER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11592 PG. 772

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANICE CATHLEEN SNYDER AND HUSBAND, THOMAS W. SNYDER

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 NASHVILLE, Tennessee, this 23rd day of July, 19 99.

Commission expires May 27, 2001

Notary Public

I. DYKE TATUM

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

061765

IDENTIF. & REFERENCE

99 JUL 28 PM 2:35

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0424 07/28 0101 03CHECK 345.85

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

0617165

IDENTIF. 4 REFERENCE

99 JUL 28 PM 2:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11592 PG. 773

CAMT	90500.00
CON TX	334.85
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	345.85
CHECK	345.85

07/28/99 01 14:39 0001 8426

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496683