WARRANTY DEED

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES JUNE 26, 2000

STATE OF TENNESSEE
COUNTY OF ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: June 26, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SOUTHERN TITLE, LLC, 204 5TH AVENUE EAST, SPRINGFIELD, TENNESSEE 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. NELSON (NAME)	FT Mortgage Companies (NAME)	MAP 34-9
301 Melissa Drive (ADDRESS)	10741 King William Drive (ADDRESS)	PARCEL 47 05046GO
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, Texas 75220 (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, KYLE E. HALE AND WIFE, MITZI COOPER HALE, F/K/A MITZI RENE COOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. NELSON AND WIFE, LEISA J. NELSON

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. 4 on the plan of Gateway, Section 1, as of record in Book 3300, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mitzi Rene Cooper (now known as Mitzi Cooper Hale) by deed from David Ross Frensley and wife, Rona Frensley of record in Book 7802, page 523, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3344, Page 582, Register's Office for said County.

Subject to Setback lines, easements etc. of record in Plat Book 3300 Page 40 said Register's Office.

Kyle E. Hale joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his martial rights.

3287 08/09 0101 03CHECK 364.35

unimproved ( )
This is improved (X) property, known as 301 MELISSA DRIVE, GOODLETTSVILLE, Tennessee 37072
(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 July 1999

KYLE E. HALE

Mitzi Cooper Hale
MITZI COOPER HALE

99 AUG -9 AM 9:40
REGISTER'S OFFICE
ROBERTSON COUNTY, TN.

0621701
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KYLE E. HALE AND WIFE, MITZI COOPER HALE, F/K/A MITZI RENE COOPER

the bargainor S, with whom I am personally acquainted and 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 SPRINGFIELD, Tennessee, this 30th day of July 1999.

Commission expires June 26, 2000

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN MY COMMISSION EXPIRES JUNE 26, 2000

Pam S. Atchley
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 _____ .

My commission expires _____

_____
Notary Public

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 11611 PAGE 46

06217O1

IDENTIF. & REFERENCE

99 AUG -9 AM 9:40

REGISTER
DAVIDSON COUNTY, TN.

CAMT	95500.00
CON TX	353.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	364.35
CHECK	364.35

08/09/99 01 09:39 0001 3287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501474