WARRANTY DEED

BOOK 11617 PAGE 960

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,500.00
Charlotte Ann Wagoner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF August 1999
Dixie Seagraves
Notary Public
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Ann Wagoner	FT Mortgage Companies	MAP 150-3
(NAME)	(NAME)	
3264 Anderson Road	111 Westwood Place	PARCEL 121
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	2DX 03499
(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, Carol Alison Fox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlotte Ann Wagoner

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:

BEING part of Lot 3, Zone Lot Division of Lots 2, 3, and 4, Justin Towne, Section One, of record in Book 5800, Page 56, amended in Book 5200, Page 473, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 14, 1999, as follows:

BEGINNING at a point in the westerly margin of Anderson Road, said point being the northeasterly corner of Lot 3; thence with the westerly margin of Anderson Road, southwesterly 57 feet to a point; thence northwesterly 41.88 feet to a point; thence northwesterly 39.50 feet to a point; thence northwesterly 35.38 feet to a point; thence northeasterly 37.90 feet to a point; thence southeasterly 95 feet to the westerly margin of Anderson Road, being the point of beginning.

Being the same property conveyed to Carol Alison Fox by deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8285, Page 735, Register's Office, Davidson County, Tennessee.

Phil Dildine executed this instrument on behalf of Carol Alison Fox pursuant to a Power of Attorney which is being placed of record currently herewith.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3264 Anderson Road, 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 my hand this 6th day of August 1999

Carol Alison Fox
By: Carol Alison Fox By: Phil Dildine Atty-In-Fact
Phil Dildine, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

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 _____ _____.

My commission expires _____ _____

Notary Public

5417 08/13 0101 03CHECK 253.35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phil Dildine as Attorney-in-Fact for Carol Alison Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of August, 1999.

Debbie Seagraves

NOTARY PUBLIC

My Commission Expires: 1-26-2002

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5986, Page 30, and Restrictions and Notes in Book 5200, Page 473, said Register's Office.

This conveyance is subject to utility, sewer, and drainage easement; 12 foot by 18.5 foot ingress, egress easement; and minimum building setback line of record in Book 5800, Page 56, and amended in Book 5200, Page 473, said Register's Office.

99 AUG 13 AM 8:50
BILL BARWELL REGISTER
DAVIDSON COUNTY, TN.

0623870
IDENTIF. + REFERENCE

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

06238701 IDENTIF. ↑ REFERENCE

99 AUG 13 AM 8:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	253.35
CHECK	253.35

08/13/99 01 08:49 0001 5617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503781