WARRANTY DEED

BOOK 11632 PAGE 187

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,900.00

Linda M. O'Brien
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 99

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
LINDA M. O'BRIEN (NAME)	FIRST TRUST MORTGAGE COMPANY (NAME)	173-4-12
5456 HICKORY PARK DRIVE (ADDRESS)	6525 QUAIL HOLLOW RD., SUITE 300 (ADDRESS)	05DU-77070
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38120 (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, JAMES E. JOSE AND WIFE, LINDA G. JOSE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA M. O'BRIEN AND WIFE, THOMAS E. O'BRIEN

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. 70-A, Unit B, on the Plan of Zone Lot Division, HICKORY PARK VILLA, SECTION TWO, of record in Book 6250, page 465, 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 JAMES E. JOSE, UNMARRIED, by deed from Phillips E. Larson and wife, Charlene M. Larsen, of record in Book 7244, page 189, Register's Office for DAVIDSON County, Tennessee.

LINDA G. JOSE, wife of JAMES E. JOSE, joins in to convey any interest she may have by reason of her marital status in subject property.

The property herein conveyed is subject to restrictive covenants of record in Book 6586, page 363, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: Survey dated June 21, 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 5456 HICKORY PARK 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 18th day of August, 19 99

JAMES E. JOSE

LINDA G. JOSE

08/23/99 0101 02CHECK 358.43

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 JAMES E. JOSE AND WIFE, LINDA G. JOSE, UNMARRIED

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 18th day of August, 19 99.

Commission expires May 27, 2001

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

06227898

IDENTIFICATION REFERENCE

99 AUG 24 AM 11:28

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11632 PAGE 189

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

0627898

IDENTIFICATION REFERENCE

99 AUG 24 AM 11:28

REGISTER
DAVIDSON COUNTY, TN.

CAMT	93900.00
CON TX	347.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.43
CHECK	358.43

08/24/99 01 11:28 0001 9929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505927