WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: Exp. 03/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney A. Stone (NAME)	First Trust Mortgage Company (NAME)	MAP 103-3
4801 Wyoming Avenue (ADDRESS)	P. O. Box 17257 (ADDRESS)	PARCEL 182
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Sheron H. Thomas and Karen Sue Hulan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney A. Stone and wife, Carrie Stone

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. 1 of Block No. 6 on the Map of a part of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the southerly side of Wyoming Avenue, formerly 6th Avenue, and runs back between parallel lines, with the westerly margin of 48th Avneue North, formerly 7th Street, 160 feet to an alley.

Being the same property conveyed to Malcolm R. Sisco and wife, Aline H. Sisco, by deed from G. N. Taylor of record in Book 4509, page 852, said Register's Office. Malcom R. Sisco died leaving Aline H. Sisco as the surviving tenant by the entirety. Aline H. SIsco has since died. Her estate was probated in the Probate Court for Davidson County, Tennessee. Her Will was entered on the minutes of the Probate Court Clerk's Office in Book 169, page 625, Davidson County Probate Court Clerk. The Will was also recorded in Book 11344, page 641, Register's Office of Davidson County, Tennessee. The Will listed Thomas E. Hulan as the sole residuary legatee/devisee of the estate of Aline Sisco. Aline H. Sisco and Aline Sisco are one and the same person. Thomas Eugene Hulan died intestate on January 14, 1999 (Seventh Circuit Court for Davidson County, Tennessee - Probate Division - Docket N. 99-P-90). By Affidavit of Heirship, Sheron H. Thomas and Karen Sue Hulan are listed as the heirs-at-law

CONTINUED

unimproved ( )
This is improved (X) property, known as 4801 Wyoming Avenue, Nashville, Tennessee 37209
(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 29th day of November 1999

Sheron H. Thomas
Sheron H. Thomas by William F. Byrne, Attorney in Fact

Karen Sue Hulan
Karen Sue Hulan by William F. Byrne, Attorney in Fact

MAIL ENV.

12/01 01:01 CHECK 410.90

REAL ESTATE TRANSFER REFERENCE

99 DEC -1 AM 10:08

DAVIDSON COUNTY, TN.
REGISTER

06624493

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 Sheron H. Thomas and Karen Sue Hulan

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 29th day of November 1999.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of November, 1999, before me personally appeared William F. Byrne, to me known to be the person who executed the foregoing instrument on behalf of Sheron H. Thomas and Karen Sue Hulan and acknowledged that he executed the same as the free act and deed of Sheron H. Thomas and Karen Sue Hulan.

Witness my hand and seal this 29th day of November, 1999.



_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

of Thomas Eugene Hulan of record in Book 11344, page 638, Register's Office for Davidson County, Tennessee. Thomas Eugene Hulan and Thomas E. Hulan are one and the same person.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 104, said Register's Office.

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

0662493

DOCUMENT REFERENCE

99 DEC -1 AM 10:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11762 PAGE 811

CAMT	
	107000.00
CON TX	395.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	410.90
CHECK	410.90

12/01/99 01 10:08 0001 6777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544383