Book 53

BOOK 9154 PAGE 851

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Kenneth D. Barry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES 4/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH D. BARRY	CTX MORTGAGE COMPANY	MAP 52-12
(NAME)	(NAME)	
1240 SHAWNEE ROAD	P.O. BOX 19000	PARCEL 80
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	DALLAS, TEXAS 75219-9000	
(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, EMMA WALTER, BY AND THROUGH GUDRUN CHRISTMAN, ATTORNEY IN FACT, GUDRUN CHRISTMAN AND ELMAR FRITON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH D. BARRY, UNMARRIED

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. 25 on the Plan of Sequoia Valley, Section 2, of record in Book 3700, page 114, Register's Office for said County.

Said Lot No. 25 fronts 95 feet on the southwest margin of Shawnee Road and runs back between lines measuring 176.8 feet on the northwest side and 161.2 feet on the southeast side to a broken line in the rear on which it measures 113.8 feet.

Being the same property conveyed to GUDRUN CHRISTMAN, DIETMAR FRITON and ELMAR FRITON by deed from EMMA WALTER of record in Book 7524, page 842, Register's Office for Davidson County, Tennessee. The said EMMA WALTER having retained a Life Estate in said Deed. Further, DIETMAR FRITON having conveyed his interest in said property to EMMA WALTER by deed of record in Book 8604, page 632, Register's Office for Davidson County, Tennessee.

GUDRUN CHRISTMAN executes this coveyance on behalf of EMMA WALTER pursuant to Power of Attorney which is recorded simultaneously herewith.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

9522 11/17 0101 03CHECK 290.20

This is unimproved ( ) improved (XX) property, known as 1240 SHAWNEE ROAD, MADISON, TN 37115
(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 15th day of November 19 93

Gudrun Christman
GUDRUN CHRISTMAN

Emma Walter
EMMA WALTER
BY: Gudrun Christman
GUDRUN CHRISTMAN, ATTORNEY IN FACT

ELMAR FRITON

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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 GUDRUN CHRISTMAN AND ELMAR FRITON

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 Goodlettsville, Tennessee, this 15th day of November 19 93.

Commission expires 11/20/96

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GUDRUN CHRISTMAN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for EMMA WALTER and is authorized by EMMA WALTER to execute this instrument on her behalf.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 15th day of November, 1993.

My commission expires: 11/20/96

NOTARY PUBLIC

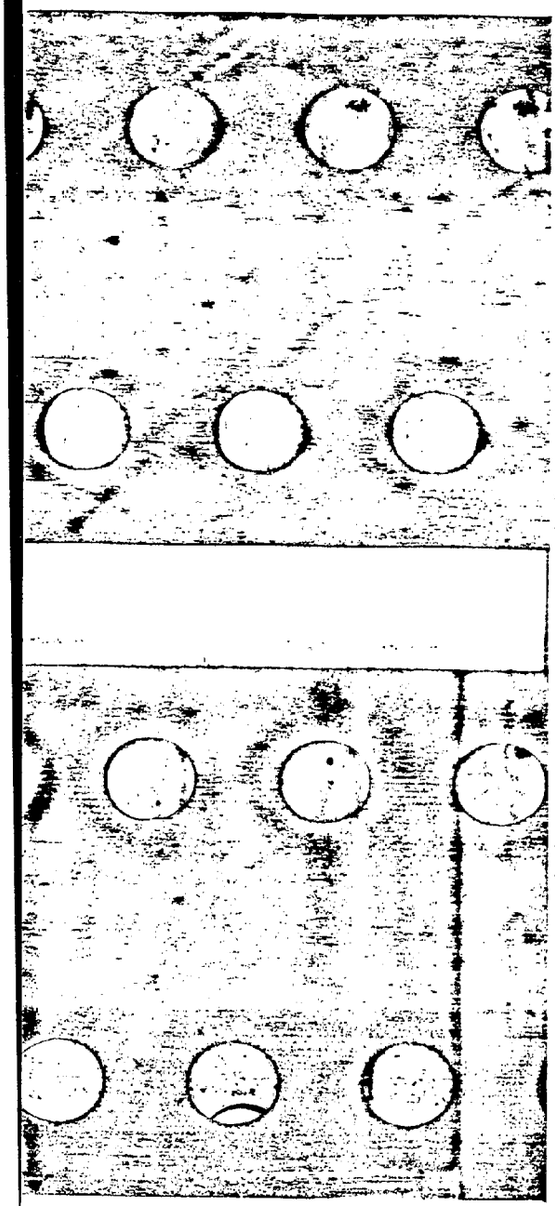
86785
IDENTIF. & REFERENCE

93 NOV 17 AM 11:02
FELIX Z. MALONE, REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED
FROM

TO

RETURN TO:



OFFICIAL RECEIPT
FELIX Z. WILSON, II
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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

11/17/93 01 11:02 0001 9522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86785
IDENTIF. & REFERENCE

93 NOV 17 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 723287