STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 1994

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Kroeger	CTX Mortgage Company	161-2-3
(NAME) 545 Brewer Drive	(NAME) P.O. Box 19000	6DU65035
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75219	
(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, Janet C. Taylor and husband Dennis Braddy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Kroeger, 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. "K" on the Revised Plan of a portion of Whispering Hills Subdivision Section 2-B of record in Plat Book 2663, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Janet C. Taylor by deed of record in Book 5338, Page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Dennis Braddy joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Janet C. Taylor and Dennis Braddy by Gerald A. Taylor as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9293, Page 99, in the Register's Office for Davidson County, Tennessee.

32783

IDENTIFICATION REFERENCE

94 MAR 29 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) property, known as 545 Brewer Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

unimproved ( )

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 25th day of March 1994

Janet C. Taylor
By: Gerald A. Taylor, Attorney-in-fact

Dennis Braddy
By: Gerald A. Taylor, Attorney-in-fact

DCTN01WC

BOOK 9293 PAGE 101

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 Janet C. Taylor

the bargainor _____, 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. Witness my hand and official seal at Antioch, Tennessee, this 25th day of March 19 94.

Commission expires October 9, 1995

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

On this March 25, 1994 before me personally appeared Gerald A. Taylor, the person who executed the foregoing instrument on behalf of Janet C. Taylor and Dennis Braddy, and acknowledged that he executed the same as the free act and deed of the said Janet C. Taylor and Dennis Braddy, through Power of Attorney granted him by the said Janet C. Taylor and Dennis Braddy.

Commission Expires: 10-9-95

Notary Public

7247 03/29 0101 03CHECK 305.00

CTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9293 PAGE 102

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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 80000.00
				CON TX 296.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 305.00
				CHECK 305.00
03/29/94	01	10:53	0001	7247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32783
IDENTIFICATION REFERENCE

94 MAR 29 AM 10:52

REGISTER
DAVIDSON COUNTY, TN.

No. 77254