274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Shirley L. Puckett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 95

LINDA S. HARRIS
Notary Public

MY COMMISSION EXPIRES: July 22, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley L. Puckett (NAME)	CTX Mortgage Company (NAME)	51-1
816 West Due West Ave (ADDRESS)	P.O. Box 19000 (ADDRESS)	25
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	11D 7195

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, Arthur S. Harris and wife, Cynthia T. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley L. Puckett

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 the east part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue in the corner of Lots Nos. 31 and 32; thence with the line between said lots northerly 500 feet to a point; thence westwardly 101.02 feet to an iron pin at the northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, page 247, said Register's Office; thence along McClearen's east line south 27 deg. 15' west 508 feet to the common corner of Lots Nos. 30 and 31 in the north margin of Due West Avenue; thence with the margin of said Avenue eastwardly 100.17 feet to the beginning.

Being the same property conveyed to Arthur S. Harris and wife, Cynthia T. Harris by deed from Thomas T. Greene and wife, Priscilla Greene of record in Book 5166, page 632, Register's Office for Davidson County, Tennessee.

Subject to a sewer easement in Book 7857, page 680, said Register's Office.

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

4836 02/27 0101 03CHECK 264.30

This is unimproved ( ) improved (X) property, known as 816 West Due West Ave, 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 22nd day of February 19 95

Arthur S. Harris

Arthur S. Harris

Cynthia T. Harris

Cynthia T. Harris

BOOK 9603 PG 715

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 Arthur S. Harris and wife, Cynthia T. Harris

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 Brentwood, Tennessee, this 22nd day of February 19 95.

Commission expires July 27, 1996

Notary Public

LINDA S. HARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 _____

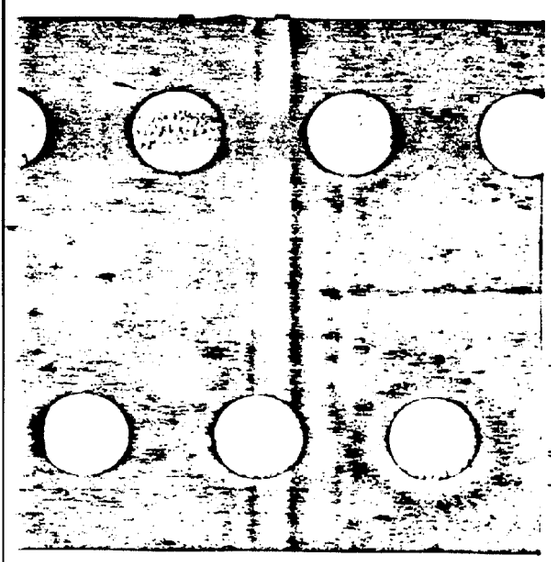
_____
Notary Public

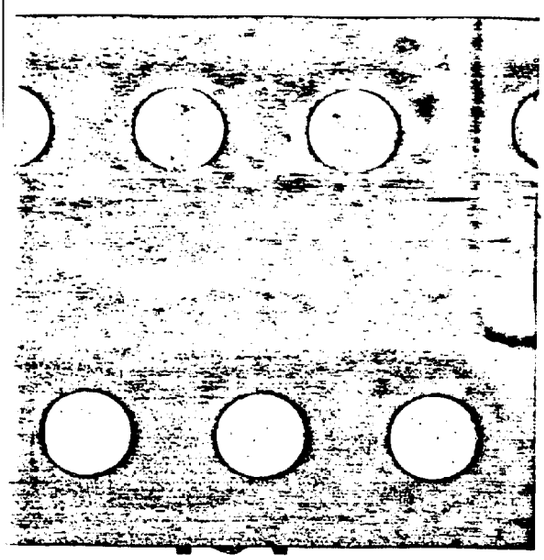
37010

IDENTIFICATION REFERENCE

95 FEB 27 AM 8:03

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 716

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 08:15 0001 4836

37010
IDENTIF. # REFERENCE

95 FEB 27 AM 8:03

REGISTER
DAVIDSON COUNTY, TN.

No. 884512