BOOK 9610 PG 487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,995.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 95

Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Catania (NAME)	Transworld Mortgage Corporation (NAME)	MAP 150-7
3302 Oak Trees Court (ADDRESS)	13111 N.W. Freeway (ADDRESS)	PARCEL 246
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Houston, TX 77040 (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, Katie H. Manley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Catania and wife, Nancy Catania

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 58-A, Zone Lot Division of Lot No. 58, Lakeshore Woods, Section 1, as of record in Book 5200, page 502, as amended in Book 5190, page 789, Register's Office for Davidson County, Tennessee, to which reference is made for a more accurate description.

Being the same property conveyed to Katie H. Manley by deed from Sun Banks, Inc. of record in Book 7594, page 789, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6063, page 351; Book 6112, page 546; Book 6176, page 370; and Book 6063, page 342, said Register's Office.

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

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Grantee(s) herein agree to assume the balance of an indebtedness to Capital Mortgage Corporation secured by a Deed of Trust of record in Book 6837, page 76, Register's Office for Davidson County, TN, said Deed of Trust being assigned to Transworld Mortgage Corporation.

7088 03/03 0101 03CHECK 223.60

unimproved ( )
This is improved (X) property, known as 3302 Oak Trees Court, 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 my hand this 28th day of February 19 95

Katie H. Manley

Katie H. Manley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9610PG488

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie H. Manley

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 Nashville, Tennessee, this 28th day of February 19 95.

Commission expires 5-24-97

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

39094

IDENTIF. ↑ REFERENCE

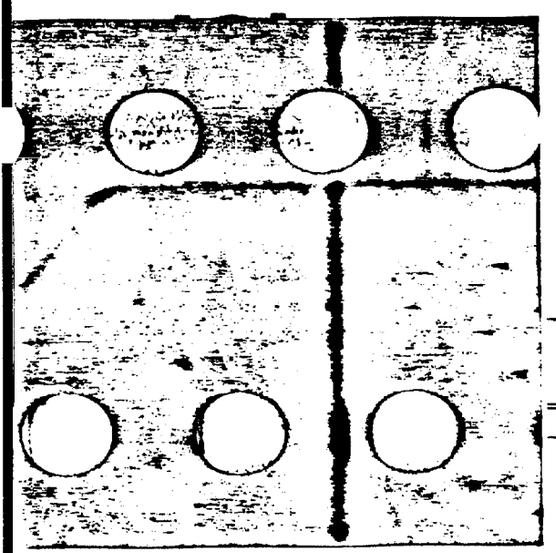
95 MAR -3 AM 10:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9610 PG 489

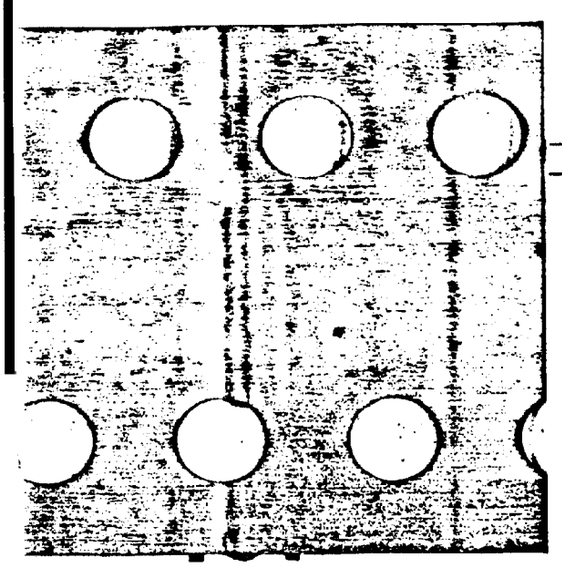
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57995.98
CON TX 214.60
PRFEE 1.00
WDEED 8.00
TOTAL 223.60
CHECK 223.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/95 01 10:07 9001 7088



39094
IDENTIF. ↑ REFERENCE

95 MAR -3 AM 10:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 886737