BOOK 9625 PG 147

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 68,700.67

William F. Brake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 95

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
William F. Brake	Boatmen's National Mortgage Company	181-00-0
(NAME)	(NAME)	
6217 Pettus Road	4041 Knight Arnold Road	112.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38118	05D23577
(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, Bradley R. Curtis and wife, Norma Paz Curtis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Brake and wife, Juanita K. Brake

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 the 5th Civil District of Davidson County, Tennessee, described as tract #1, according to a survey by C. K. McLemore, Surveyor, dated May 23, 1968, as follows:

BEGINNING at an iron post in the westerly margin of Pettus Road, a common corner of tract #1 and the Smith Property; thence North 83 deg. 10 min. West, 641 feet to an iron post; thence north 16 deg. 45 min. East, 213 feet to an iron post; thence South 82 deg. East 631 feet to an iron post in the westerly margin of Pettus Road; thence with the westerly margin of Pettus Road, southwardly 199.5 feet to the point of BEGINNING, and containing 3 acres, more or less.

Being the same property conveyed to Bradley M. Curtis, Unmarried, ~~William F. Brake and wife, Juanita K. Brake~~ by deed of record in Book 8820, Page 317, Register's Office for Davidson County, Tennessee.

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

Bradley M. Curtis and Bradley R. Curtis are one and the same person.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Boatmen's National Mortgage Company of record in Book _____, Page _____, said Register's Office with a present unpaid balance of approximately $63,700.67, which the Grantees herein hereby assume

unimproved ( )
This is improved (XX) property, known as 6217 Pettus Road, 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 20th day of March 1995

x Bradley R. Curtis
Bradley R. Curtis

x Norma Paz Curtis
Norma Paz Curtis

DCTN01WC

BOOK 9625 PG 148

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 Bradley R. Curtis and wife, Norma Paz Curtis

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 20th day of March 19 95

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

DCTN01WC

Continuation of Legal Description:

and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

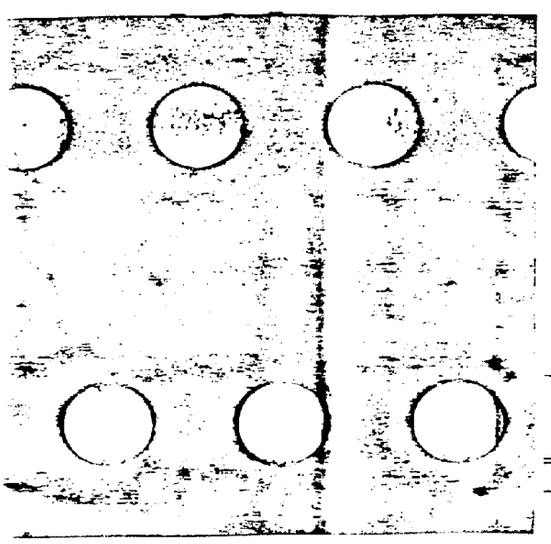
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

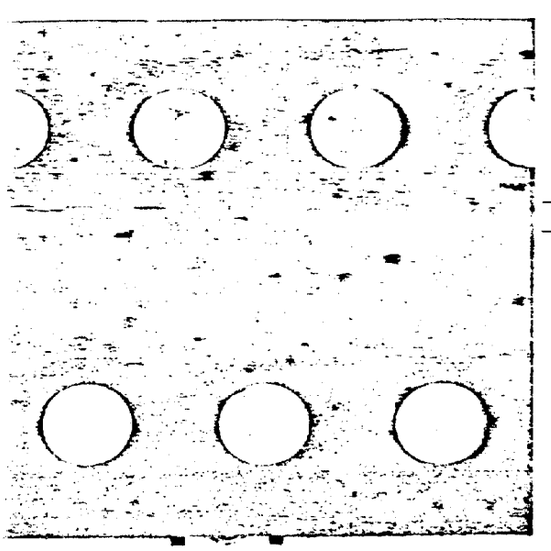
Norma Paz Curtis joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

44294
IDENTIF. & REFERENCE

95 MAR 22 PM 2:12
REGISTER
DAVIDSON COUNTY, TN.

2856 03/22 0101 03CHECK 267.19





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9625 PG 150

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 68700.67
CON TX 254.19
PRFEE 1.00
MTGFEE 12.00
TOTAL 267.19
CHECK 267.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/95 01 14:13 0001 2856

44294
IDENTIF. ↑ REFERENCE

95 MAR 22 PM 2:12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892425