File Box #24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9708PG467

ADDRESS NEW OWNER:
James M. Thweatt and Sue J. Thweatt
1810 Lombardy Avenue
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
155 North Lake Avenue
Pasadena, CA 91109

MAP AND PARCEL:
MAP 117-8
PARCEL 72 & 70
16DA01525
16DA01540

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Frank Layson Morris Jr. and wife, Sylvia D. Morris, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. Thweatt and wife, Sue J. Thweatt, as tenants by the entirety, 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 part of Lots 11, 12 and 13, Block "B", Walter Stokes Home Place Subdivision No. 1, of record in Book 974, Page 92, Register's Office, Davidson County, Tennessee, and being described according to a mortgage loan inspection by Campbell, McRae and Assoc. Surveying, Inc., 2424 21st Ave. So., Suite 201, Nashville, TN 37212, dated June 12, 1995, as follows:

BEGINNING at a point in the northerly margin of Lombardy Avenue, said point being 20 feet west from the southwesterly corner of Lot 12; thence northeasterly 175 feet to a point; thence southeasterly 224.4 feet to a point; and continuing southeasterly 75.7 feet to a point; thence southwesterly 34.2 feet to a point in the northerly margin of Lombardy Avenue; thence along said margin of Lombardy Avenue, northwesterly 209.5 feet to a point and continuing northwesterly, 20 feet to the point of beginning.

Being the same property conveyed to Frank Layson Morris Jr. and wife, Sylvia D. Morris, by deed from Katherine T. Lisle of record in Book 7620, Page 155, and being the same property conveyed to Frank L. Morris and wife, Sylvia D. Morris, by deed from the Metropolitan Government of Nashville and Davidson County, of record in Book 8759, Page 275, Register's Office for Davidson County, Tennessee. Frank Layson Morris Jr., Frank L. Morris Jr. and Frank L. Morris is one in the same person.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement of record in Book 974, Page 92, said Register's Office.

This conveyance is subject to sewer easement of record in Book 4108, Page 665, said Register's Office.

This conveyance is subject to electric and sanitary sewer easement of record in Book 4780, Page 359, and Book 8759, Page 275, said Register's Office.

This is improved property known as 1810 Lombardy Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Thweatt and wife, Sue J. Thweatt, their heirs and assigns, forever; and we, Frank Layson Morris Jr. and wife, Sylvia D. Morris 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of June, 1995.

95 JUN 21 PM 12:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0072138

Frank L Morris, Jr.
Frank Layson Morris Jr.

Sylvia D. Morris
Sylvia D. Morris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Layson Morris Jr. and wife, Sylvia D. Morris the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 1995.

Joyce P Matlock
NOTARY PUBLIC

JOYCE P. MATLOCK NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAY 23 1998

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 152,000.00.

James M Thweatt
AFFIANT

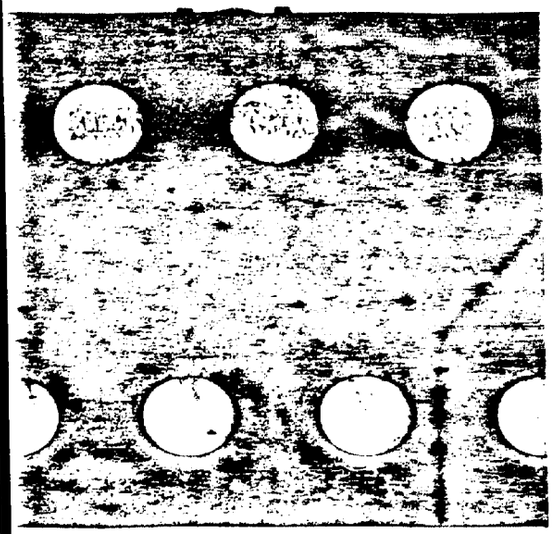
Subscribed and sworn to before me this 20th day of June, 1995.

Joyce P Matlock
NOTARY PUBLIC
My Commission Expires: 5-23-98

JOYCE P. MATLOCK NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES MAY 23 1998

3546 06/21 0101 03CHECK 571.40

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



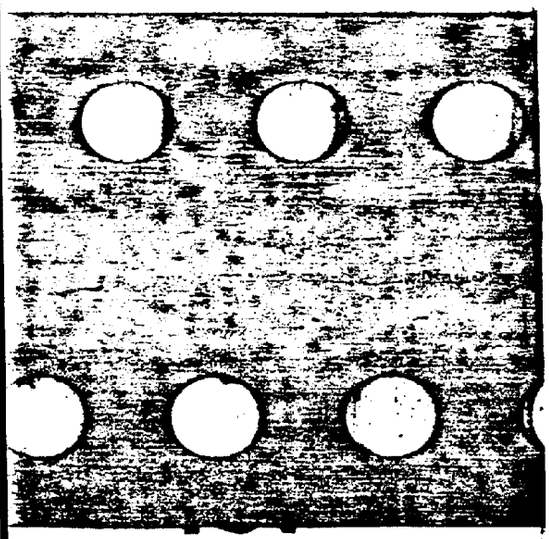
RECEIVED OF _____

FOR _____

BOOK 9708 PG 469

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 152000.00
CON TX 562.40
PRFEE 1.00
WDEED 8.00
TOTAL 571.40
CHECK 571.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/95 01 12:30 0001 3546

0072138
IDENTIF. ↑ REFERENCE

95 JUN 21 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922757