BOOK 9785 PG 800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 20, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristan T. Kivilaan (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 96-1
2720 Bluefield Avenue (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PARCEL 97
Nashville, TN 37214 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (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, Patricia A. Moscrip, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristan T. Kivilaan and wife, Kelley B. Kivilaan

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 the southeasterly 30 feet front of Lot No. 19 and the northwesterly 70 feet of Lot No. 20, on the Map of Bluefield, Section 1, as of record in Book 843, page 16, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northeasterly margin of Bluefield Avenue 30 feet northwest of the common corner of Lots 19 and 20 of said Subdivision; thence northeastwardly 232 feet 5 inches to a point in the rear line of Lot 19; thence southwardly 50 feet to the common corner of Lots 19 and 20; thence eastwardly, with the northerly line of Lot 20, 44 feet 7 inches to a point 62 feet easterly from the common corner of Lots 20 and 21; thence southwestwardly 187 feet 6 inches to a point in the northeasterly margin of Bluefield Avenue, said point being 70 feet southeast of the common corner of Lots 19 and 20; thence northwestwardly with the northeasterly margin of Bluefield Avenue, 100 feet to the beginning.

Being all the same property conveyed to Patricia A. Moscrip, unmarried by deed from Donna W. Berg (formerly Donna Bledsoe) and husband, Carl Berg, of record in Book 9293, page 218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

John G. Herndoh joins in this conveyance to relinquish any and all marital rights he may have in said property.

unimproved ( )
This is improved (X) property, known as 2720 Bluefield Avenue, Nashville, TN 37214
(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 25th day of August 19 95

Patricia A. Moscrip

John G. Herndon

BOOK 9785 PG 801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Moscrip and John D. Herndon

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 25th day of August 19 95.

Commission expires My Commission Expires NOV. 20, 1996

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 _____

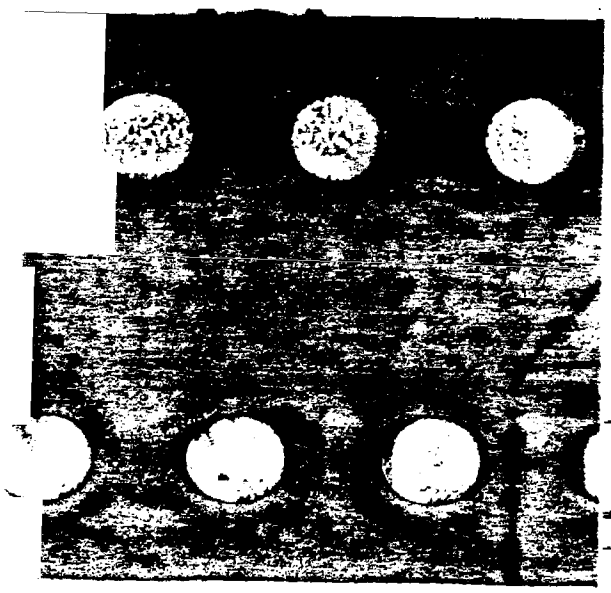
Notary Public

0793 09/06 0101 03CHECK 427.10

IDENTIF. ↑ REFERENCE

95 SEP -6 AM 10:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



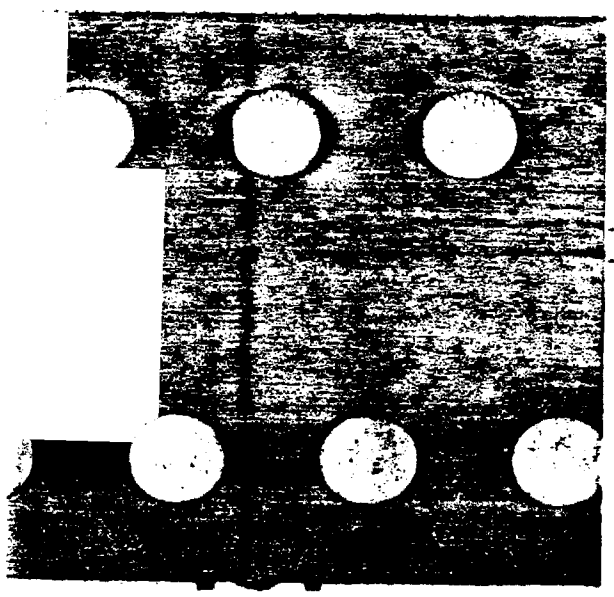
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9785 PG 802

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
113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427.10
09/06/95 01 10:44 0001 0793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00097216
IDENTIF. ↑ REFERENCE

95 SEP -6 AM 10:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949690