PLEASE RECORD & RETURN TO: CHICAGO TITLE INSURANCE COMPANY

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238
File No. 277773

BOOK 9954 PG 402

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KAREN ANDREA HARGIS	SUNBELT NATIONAL MORTGAGE	Map 172-12-B
(NAME) 3304 COBBLE STREET	(NAME) 2974 LBJ FREEWAY, SUITE 200	Parcel 179CO
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37211	(STREET ADDRESS) DALLAS, TX 75234	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Walter E. Reeder and wife, Andrea E. Reeder *have this day bargained and sold, and do hereby transfer and convey unto the said* KAREN ANDREA HARGIS, UNMARRIED, *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Bransford Hills, Section 11, of record in Book 7900, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Walter E. Reeder and wife, Andrea E. Reeder by deed from Claridge Builders, Inc., of record in Book 9265, page 321, said Register's Office.

96 FEB 21 AM 9:39
DAVIDSON COUNTY TENNESSEE
REGISTER'S OFFICE
IDENTIFICATION
015524

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me this the 20TH *day of* FEBRUARY *19* 96

My commission expires: MARCH 22, 1997 *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $ 145,000.00

Affiant

Notary Public MICHELE M. COOPER, NOTARY PUBLIC

This is unimproved ( ) property, known as 3304 Cobble Street, Nashville, TN 37211 *improved* (X)
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 25th *day of* December, *19* 95, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter E. Reeder

Andrea E. Reeder

STATE OF South Carolina
COUNTY OF Spartanburg

BOOK 9954 PG 403

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter E. Reeder and wife, Andrea E. Reeder

the within named 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 SPARTANBURG COUNTY, SOUTH CAROLINA, *this* 25 *day of* December, 1995.

Dolphus Smith
Notary Public

My Commission Expires: Sept 9, 2002

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*STATE OF*_____
*COUNTY OF*_____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

ENCUMBRANCES:

1. Taxes for 1995 and all subsequent years.
2. Restrictive covenants of record in Book 8069, page 170 and Book 8885, page 519, said Register's Office.
3. By-Laws of record in Book 8071, page 531, said Register's Office.
4. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, said Register's Office.
5. Open Space conveyed to Bradford Hills Homeowner's, Inc., of record in Book 8154, page 304, said Register's Office.
6. Deeds of conveyance for sanitary sewers and water mains of record in Book 8377, page 769 and Book 8377, page 808, said Register's Office.
7. All matters as shown the Plan of record in Book 7900, page 6, as amended in Book 7900, page 496, said Register's Office.

WARANTY DEED

FROM

TO

0273 02/22 0101 03CHECK 545.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9954 PG 404

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

02/22/96 01 09:41 0001 0273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152524
IDENTIFICATION REFERENCE

96 FEB 22 AM 9:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1008442