FILE NO. 34299
FILE BOX "7"

BK. 10000 PG 942 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 1996

Notary Public

MY COMMISSION EXPIRES 11/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD J. BRAUN	COUNTRYWIDE	135-16-A-68
(NAME)	(NAME)	
600 Somerset Court	P. O. Box 10219	2DX 7025
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Van Nuys, CA 91410-0219	
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JAMES P. CARROLL, SR., and wife, JOYCE D. CARROLL (1/2 interest) and JULIE D. HATCHELL (1/2 interest), an Unmarried Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD J. BRAUN

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. 121 on the Plan of Subdivision for tracts 8, 9, and 10, Nashboro Village of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to James P. Carroll, Sr., and wife, Joyce D. Carroll, a 1/2 interest, and Julie D. Hatchell, a 1/2 interest, an Unmarried Person, by deed from Thomas W. Shea and wife, Nancy S. Shea, of record in Book 9160, page 467, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4827, PAGE 14, BOOK 5465, PAGE 561, AND BOOK 5588, PAGE 429, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to MORTGAGE SERVICE AMERICA, of record in Book 9160, page 470, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH COUNTRYWIDE.

This is (unimproved ( ) improved (X)) property, known as 600 Somerset Court, Nashville, Tennessee 37217
(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 our hand s this 29th day of March, 19 96

JAMES P. CARROLL, SR. JOYCE D. CARROLL JULIE D. HATCHELL

STATE OF TENNESSEE }
Davidson County }

BK 10000 PG 943

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES P. CARROLL, SR., and wife, JOYCE D. CARROLL (1/2 interest) and JULIE D. HATCHELL (1/2 interest), an Unmarried Person,

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1996.

Commission Expires 11/28/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

0166766

IDENTIFICATION REFERENCE

96 APR -2 PM 3:24

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5551 04/02 0101 03CHECK 445.60

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

RECEIVED OF _____

FOR _____

BK 10000 PG 944

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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

04/02/96 01 15:27 0001 5551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166766
IDENTIF. ↑ REFERENCE

96 APR -2 PM 3:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023551