WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

P.B. 10018 PG. 382

34332

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS: $ 94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Charles McBrayer	CTX Mortgage Company	90-11-58
(NAME)	(NAME)	
414 Basswood Avenue	P.O. Box 19000	8DA-27235
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, Texas 75219-9000	
(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, Rebecca A. Parker Rhoton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Charles McBrayer and wife, Judy McBrayer

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. 415 on the Plan of Charlotte Park, Section VI, as of record in Book 2900, Pages 7 and 8, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Basswood Avenue at the corner of Lots 414 and 415; thence with the line between said lots, easterly 151 feet to a corner of Lot 416; thence with the line between Lots 415 and 416, southerly 107.2 feet to the north margin of Fordmatic Drive; thence with the margin of the same, westerly 112 feet to the beginning of a curve; thence around said curve, northwesterly 39.33 feet to the easterly margin of Basswood Avenue; thence with the margin of the same, northerly 78 feet to the point of beginning.

BEING the same property conveyed to Rebecca A. Parker Rhoton by Will of Lottie Forsythe Parker of record in Book 9174, Page 792 and Book 9180, Page 240; and by deed from Opal F. Wyatt of record in Book 5881, Page 217, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 414 Basswood Avenue, Nashville, TN 37209
(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 15th day of April, 19 96

Rebecca A. Parker Rhoton

Rebecca A. Parker Rhoton

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 Rebecca A. Parker Rhoton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1996.

Commission expires 7/25/98

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 _____.

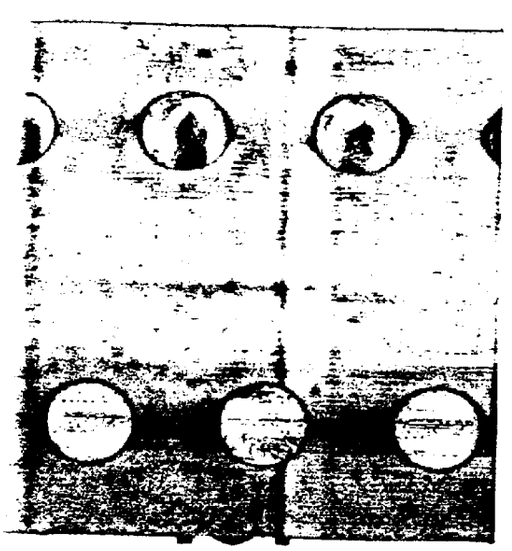
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0172421
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10018 PG 485-1

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
				CAPT 94900.00
				CNTY 351.13
				STATE 1.00
				MISC 8.00
				TOTAL 360.13
				CHECK 360.13
04/17/96	DL		14159 0001 1639	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172421

IDENTIF. # REFERENCE

96 APR 17 PM 2:55

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1029589