BOOK 10126 PG 251

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 101,876.45
Subscribed and sworn to me this the 12 day of July 1996

Affiant

My commission expires: 11-20-96 (Affix Seal)

Notary Public

My Commission Expires November 20, 1996

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6A20126 7000 Executive Center Drive, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Corinne L. Kluzit	SEND TAX BILLS TO: FTB Mortgage Services
4927 Olivia Drive STREET ADDRESS	8001 N. Stemmons Freeway STREET ADDRESS
Antioch, TN 37013 CITY STATE ZIP	Dallas, TX 75247 CITY STATE ZIP
MAP & PARCEL NO. 162-2 16	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Melvin W. Bradford and wife, Juanita L. Bradford

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Corinne L. Kluzit, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 37 on the Plan of Colewood Acres, Section 1, of record in Plat Book 3700 at page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Melvin W. Bradford and wife, Juanita L. Bradford by Deed of record in Book 9701 page 372, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of FTB Mortgage Services, of record in Book 9701, page 375, said Register's Office, which the Grantee(s) hereby agree to assume and pay.

020531 2

IDENTIFICATION REFERENCE

96 JUL 19 AM 9:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7107 07/19 0101 03CHECK 385.95

THIS IS IMPROVED PROPERTY KNOWN AS 4927 Olivia Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 12 day of July ,1996

Melvin W. Bradford

Juanita L. Bradford

FTB-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of ~~Tennessee~~ MISSISSIPPI
County of ~~Williamson~~ HINDS

On this 15th day of July, 1996, before me personally appeared Melvin W. Bradford & Juanita L. Bradford to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: July 14, 1997
BONDED THRU NOTARY PUBLIC UNDERWRITERS

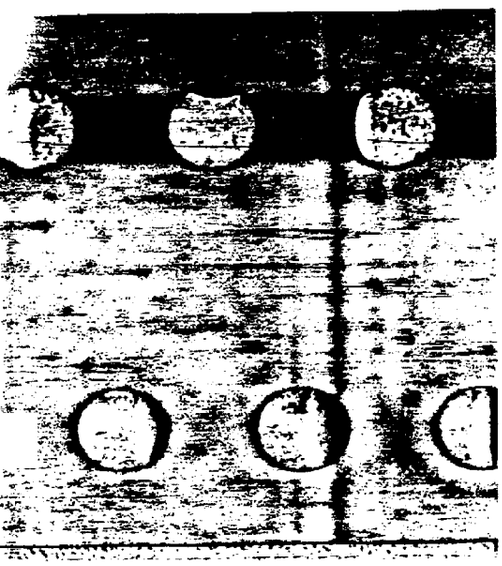
State of Tennessee
County of

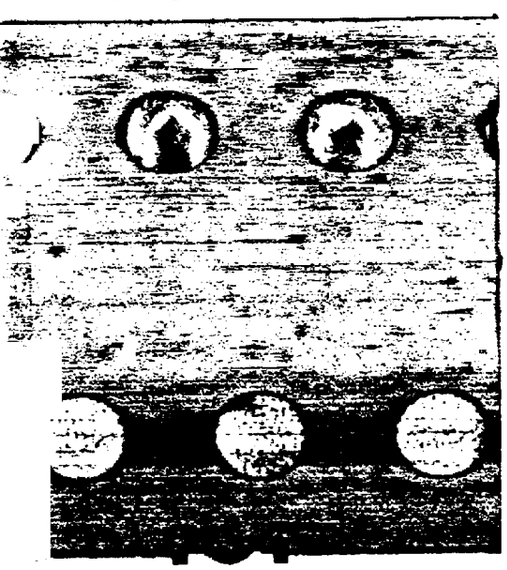
On this 12 day of July 12, , 1996, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 253

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	CAM TOTAL PAID
				101876.45
				CON TX 376.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 385.95
				CHECK 385.95
07/19/96	01		09:42 0001	7107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205312
IDENTIFICATION REFERENCE

96 JUL 19 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1064754