BOOK 10399 PG 221

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Paul Cotton (NAME)	Pacific Southwest Bank (NAME)	MAP 83-6
711 Setliff Place (ADDRESS)	P.O. Box 9940 (ADDRESS)	PARCEL 253
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Corpus Christi, TX 78469-9940 (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, Stephanie Lorraine Trevitz and husband, William Rex Trevitz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Paul Cotton, unmarried

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's County, Tennessee, being the Northerly part of Lots No. 24, all of Lot No. 25, except the Nortwest corner thereof, and the Southeast corner of Lot No. 26, on the Plan of Of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the Easterly margin of Setliff Place, 210 feet South of the Southerly margin of Seymour, formerly Estella Avenue; thence Southwardly with the Easterly margin of Setliff Place, 70 feet; thence Eastwardly 253 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley;, Northwardly 70 feet to a point 189 feet South of the Southerly margin of Seymour Avenue; thence Westwardly 248 feet more or less, to the point of beginning.

BEING the same property conveyed to William Rex Trevitz and wife, Stephanie Lorraine Trevitz by deed from Stephanie Lorraine Doyle, of record in Book 10329, Page 20, Register's Office for said County. Also see Warranty Deed to Stephanie L. Doyle, unmarried, of record in Book 9234, Page 571 Register's Office said county.

3810 04/0.. (101 03 4 3 4 .(

This is improved (X) unimproved ( ) property, known as 711 Setliff Place, Nashville, TN 37206
(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 31st day of March 19 97

Stephanie Lorraine Trevitz

Stephanie Lorraine Trevitz

William Rex Trevitz

William Rex Trevitz

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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 Stephanie Lorraine Trevitz and husband, William Rex Trevitz

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 Nashville, Tennessee, this 31st day of March, 19 97.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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_____.

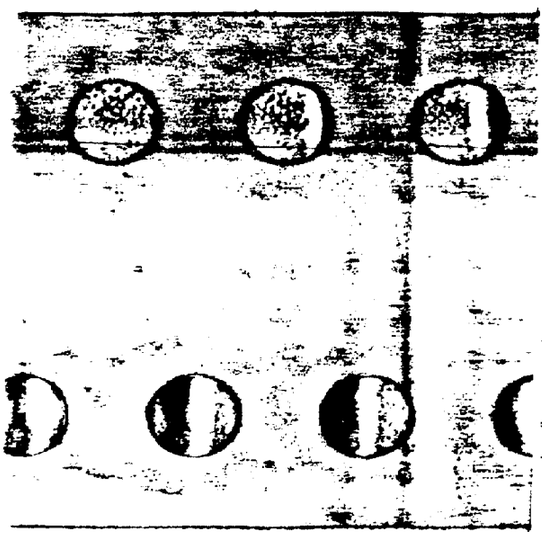
My commission expires _____

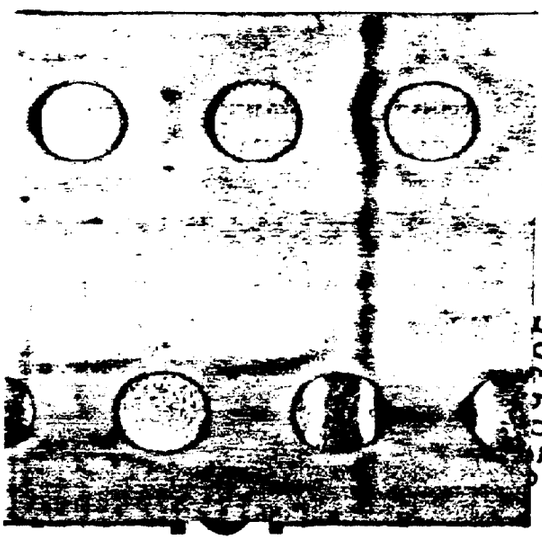
Notary Public

02289305
IDENTIF. # REFERENCE

97 APR -1 PM 2:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

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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

CASH 1165.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 028305

97 APR -1 PM 2:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134081