BOOK 10544 PG 793

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $158,000.00. Anna Doherty **Affiant** Subscribed and sworn to before me, this 25th day of July, 1997. Notary Public My Commission Expires: 4/2/98

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Anna M. Doherty	CTX Mortgage Corporation	
3544 Crestridge Drive	P. O. Box 199077	118-14-119
Nashville, TN 37204	Dallas, TX 75219-9077	OH 06625

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDITH NOLAND, UNMARRIED, AND THE ONLY HEIR-AT-LAW OF HANNAH NOLAND, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ANNA M. DOHERTY,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Longview Manor, Sections 1 and 2, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 112 feet on the east side of Crestridge Drive, as measured around a slight curve, and runs back between lines, 169.4 feet on the north line and 182 feet on the south line, to a dead line, on which it measures 112 feet.

Being the same property conveyed to Edith Noland and Hannah Noland by deed from Harwood Homes, Inc., of record in Book 1975, page 307, Register's Office for Davidson County, Tennessee; the said Hannah Noland having since died (Hannah Price Noland and Hannah Noland being one and the same person and Edith Noland and Edith A. Noland being one and the same person).

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 127, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5597, page 674, Register's Office for Davidson County, Tennesse.

This is improved property known as 3544 Crestridge Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 1997.

Edith A. Noland
Edith Noland

By: Jane M Griggs Attorney-in-fact
Jane M. Griggs, Attorney-in-fact, pursuant to Power of Attorney of record in Book 10490, page 570, Register's Office for Davidson County, Tennessee

0330937
IDENTIF. & REFERENCE

97 JUL 28 PM 3:44
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9596 07/28 0101 03CHECK 593.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

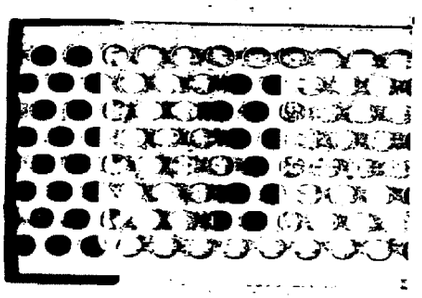
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE M. GRIGGS,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of July, 1997.

DeNita Vantreast
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

DeNita Vantreast
Notary Public

My Commission Expires: 3-28-2000



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

RECEIVED OF _____

FOR _____

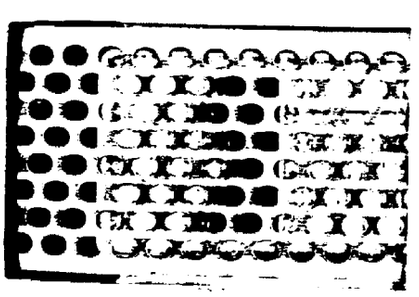
BOOK 10544 PG 795

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 158000.00
CON TX 584.60
PRFEE 1.00
WDEED 8.00
TOTAL 593.60
CHECK 593.60
07/28/97 01 15:47 0001 9596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0330937
IDENTIFICATION REFERENCE

97 JUL 28 PM 3:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179247