35

WARRANTY DEED

BOOK 10596 PG 354

File No: 00283889

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen Lynn Theis,	First Republic	161-11-D
[NAME]	[NAME]	
404 English Ivy Drive	3212 West End Avenue	77 CO
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Nashville, TN 37203	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Gwen M. Brandon, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Karen Lynn Theis, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater, for this transfer is $ 92,000.00

Subscribed and sworn to before me, this the 27TH day of AUGUST, 19 97

Affiant

Notary Public Mary B. Simmons

My Commission Expires: 03/24/01 [Affix Seal]

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 24, 2001

This is improved ( ) unimproved ( )

This is improved (X) property known as 404 English Ivy Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 27TH day of AUGUST, 19 97, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gwen M Brandon by James Reams

Gwen M. Brandon, by James Reams
Attorney in fact

BOOK 10596 PG 355

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES REAMS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of GWEN M. BRANDON and acknowledged that HE executed the same as the free act and deed of said GWEN M. BRANDON.

Witness my hand at BRENTWOOD, TN, _____ this 27th day of August, 19 97.

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public Mary B. Simmons

My Commission Expires: March 24, 2001

My Commission Expires
March 24, 2001

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

0345121

IDENTIFICATION REFERENCE

97 SEP -4 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

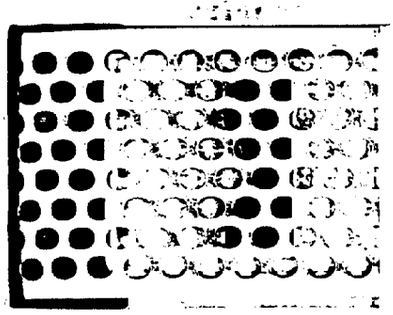
_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Land in Davidson County, Tennessee, being Lot No. 0-77 on the Plan of Villages of Brentwood, Phase VII as of record in Plan Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gwen M. Brandon by Warranty Deed from Michael J. Steagald and Wendy Bell Steagald, of record in Book 10175, page 162, Register's Office for Davidson County, Tennessee.

4698 09/04 0101 CHECK 252.4



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

RECEIVED OF _____

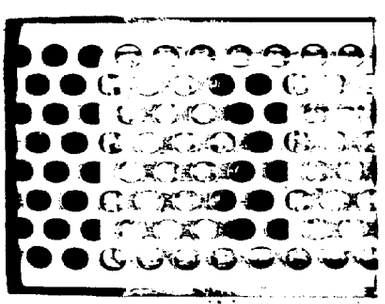
FOR _____

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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
				~~GRNT 92000.00~~
				CON TX 40.40
				ERR CO
				CON TX 40.40-
				CON TX 340.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 353.40
				CHECK 353.40
			09/04/97	01 15:56 0001 4968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345121
IDENTIFICATION REFERENCE

97 SEP -4 PM 3:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1194444