BOOK 10763 PG 169

35

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 118,000.00
Subscribed and sworn to before me, this the 15 day of January 1998

My commission expires:

NOTARY PUBLIC (affix Seal) DAVIDSON COUNTY, TENN. LARGE

My Commission Expires November 25, 1998

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9721118
7100 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Reja Ferdowsi	CTX MORTGAGE, INC.
1818 Beech Avenue	7101 Executive Center Drive, Suite 151
STREET ADDRESS Nashville, TN 37203	STREET ADDRESS Brentwood, TN 37027
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 105-10-30	

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,
Nicholas Theodore Russell Judson , Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Reja Ferdowsi

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 the Southerly 50 feet of the northerly 100 feet of Lot No. 6 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57 at page 95, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection by John Kohl & Company, P.C., dated 12/29/97, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

Said part of Lot No. 6 fronts 50 feet on the easterly side of Beech Avenue and runs back between parallel lines, 180 feet, more or less, to an alley.

Being all of the property conveyed to Nicholas Theodore Russell Judson, unmarried by Deed of record in Book 9676 page 826, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 1818 Beech Avenue, Nashville, TN 37203

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 my hand this 15 day of January , 1998

Nicholas Theodore Russell Judson

BOOK 10763 PG 170

State of Tennessee
County of Williamson

On this 15 day of January , 1998 , before me personally appeared Nicholas Theodore Russell Judson 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 AT LARGE
My Commission Expires November 25, 2000

Notary Public

State of Tennessee
County of

On this 15 day of January , 1998 , 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

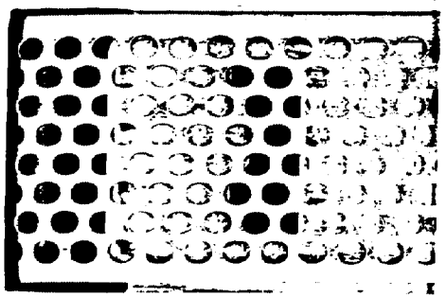
WARRANTY DEED

0391867
IDENTIF. # REFERENCE

98 JAN 21 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3943 01/21 0101 03CHECK 445

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



RECEIVED OF _____ BOOK 10763 PG 171

FOR _____

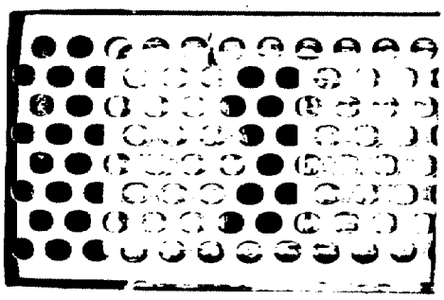
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118000.00
CON TX 436.60
PRFEE 1.00
MTGTX 8.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 10:23 0001 3943



0391867
IDENTIF. # REFERENCE

98 JAN 21 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244565