Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1044

WARRANTY DEED

BOOK 10798 PG 438

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy W. Holmes, and wife, Ginger P. Holmes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kerry Foth, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 52 on the Map of Longview Manor, Sections 1 & 2, as of record in Book 1424, Page 127, Register's Office for said County.

Said Lot No. 52 fronts 10 feet on the westerly side of Pleasant Valley Road, and runs back between lines, 176.5 feet on the northerly line and 166 feet on the southerly line to a dead line in the rear on which it measures 115.4 feet.

Being the same property conveyed to Timothy W. Holmes and wife, Ginger P. Holmes by deed from Amanda M. Curry, widow of record in Book 9857, Page 448, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 3525 Pleasant Valley Road, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of February, 1998

Timothy W. Holmes

Ginger P. Holmes

98 FEB 18 PM 1:20

DAVIDSON COUNTY, TN

IDENTIF. # REFERENCE

04018875

BOOK 10798 PG 439

State of Tennessee)
County of Davidson)

On this the 13th day of February, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Timothy W. Holmes and Ginger P. Holmes**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$180,000.00**.

Affiant

Sworn and subscribed before me on this the 13th day of February, 1998.

Notary Public

My Commission Expires: 9-29-2001

4682 02/18 0101 3CHECK 675.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kerry Foth	CTX Mortgage Company	118-14-126
3525 Pleasant Valley Road	P.O. Box 199077	
Nashville, TN 37204	Dallas, TX 75219-9077	

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

RECEIVED OF _____

FOR _____

BOOK 10798 PG 440

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/98 01 13:19 0001 4682

0401875
IDENTIF. # REFERENCE

98 FEB 18 PM 1:20

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1255185