60X1

WARRANTY DEED	STATE OF TENNESSEE 10806 PG 974 COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00 Joseph E Marks Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/20/98. Lori Holloway Notary Public MY COMMISSION EXPIRES: October 9, 1999. (AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Marks	Tennessee Mortgage Corporation	72-8-208
(NAME)	(NAME)	
2311 Ridgecrest Drive	139 Charter Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	LaVergne,Tennessee 37086	
(CITY) (STATE) (ZIP)	(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, **MARTHA FRANCES GOWER BRANDON, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH E. MARKS, 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 County, Tennessee, being Lot No. 219 on the Plan of Dalewood Section III of record in Plat Book 1825, Page 20, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Martha Frances Gower Brandon and husband Charles O'Neal Brandon by deed of record in Book 3531, Page 551, Register's Office for Davidson County, Tennessee.

Charles O'Neal Brandon having since died.

This conveyance is subject to any and all existing restrictions and easements of record. 0 02/24 0101 03CHECK 330.53

This is improved (X) property, known as 2311 Ridgecrest Drive, Nashville, TN 37216
(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 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/our hand(s) this 20th day of February, 1998.

Martha Frances Gower Brandon
Martha Frances Gower Brandon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Martha Frances Gower Brandon, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 20th day of February, 1998

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

FEB 24 AM 11:11
RECEIVED FOR RECORD
REGISTER'S OFFICE
04041126

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10806 PG 975

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

AMT 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 8.00
TOTAL 330.53
CHECK 330.53

02/24/98 01 11:10 0001 7070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 24 AM 11:11

0404126

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

No. 1257548