BOOK 10884 PG 724

188

This Instrument Prepared by F. Brice
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

STFM-08069

WARRANTY DEED

THIS INDENTURE, made this 1ST day of April, A.D., 1998, between ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MCCARTY, Trustees under Declaration of Trust dated March 1, 1990

Pennsylvania, First Parties, and

LINDA J. BRAGG, UNMARRIED

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED AND NO/100---------- Dollars ($ 153,500.00----------) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Chadfield, Section One, of record in Plat Book 7900, page 836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same premises which Dale E. Petersen and Kyna S. Petersen, husband and wife, by Deed dated August 15, 1997 and recorded in Davidson County, Tennessee in Deed Book Volume 10575, Page 164&c., granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

And by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Eleanore F. Walker (L.S.)
and

_____(L.S.) Joseph T. Hartman (L.S.)
Trustees under Declaration of Trust dated March 1, 1990

STATE OF PENNSYLVANIA }
COUNTY OF Delaware }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eleanore F. Walker and Joseph T. Hartman, Trustees under Declaration of Trust dated March 1, 1990, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19 _____

_____
Notary Public

NOTARIAL SEAL
GERALD M. SCHUHL, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Nov. 1, 1999

My Commission expires _____

Map 149-13-0, parcel 088.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LINDA J. Bragg
ADDRESS 5056 CHADFIELD WAY
ANTIOCH, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
MORTGAGE PORTFOLIO SERVICES, INC.
ADDRESS 4144 NORTH CENTRAL EXPRESSWAY
Ste 900
Dallas, Tx 75204

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $153,500.00. Affiant Linda J. Bragg

Subscribed and sworn to before me this _____ day of April 1998.

DAVIDSON COUNTY

Notary Public Denise C. Allen

My commission exp 5/28/2000

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 149-13, PARCEL 98).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 836, said Register's Office, including but not limited to a 2.5 X 25-foot anchor easement on the southeast corner of said lot and a 2.5 X 25-foot anchor easement on the southwest corner of said lot.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 9540, Page 634, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Chadfield Homeowners Associaiton, of record in Book 9540, page 629, said Register's Office.

5. By-Laws of Chadfield Homeowners Association, of record in Book 9540, page 673, said Register's Office.

3596 04/14 0101 03CHECK 580.95

0425091
IDENTIFICATION REFERENCE
98 APR 14 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10884 PG 727

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	153500.00
			CON TX	567.95
			PRFEE	1.00
			WDEED	12.00
			TOTAL	580.95
			CHECK	580.95
04/14/98		01	09:34 0001	3596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0425091
IDENTIF. & REFERENCE

98 APR 14 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1279762