BOOK 10918 PG 826

29

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

8379

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Donald A Wray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 98.

Ollie Mai Parsley
Notary Public

Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald A. Wray	CTX Mortgage, Inc.	72-10-237
(NAME)	(NAME)	
1315 Monetta Avenue	7101 Executive Ctr. Dr., Ste 151	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Nancy Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald A. Wray

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:

See exhibit A attached hereto and made a part hereof.

04341403

RECEIVED FOR RECORD
98 MAY -6 AM 10:12
DAVIDSON COUNTY, TN.

This is improved property known as 1315 Monetta Avenue, Nashville, TN 37216

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 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 her hand this 30th day of April, 19 98.

Nancy Rogers
Nancy Rogers

by Patricia S. Carden
Attorney-in-fact

File No.: 8379

ATTACHMENT

LAND in Davidson County, Tennessee, being a lot or parcel of land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 20 on the Map of E. B. Rucker's Subdivision of Litton Property, not of record, described as follows:

Beginning at a point in the northerly margin of Monetta Street, 200 feet west of the northwest corner of Monetta Street and Scott Avenue, the southwest corner of the property conveyed to Mary L. Jeffries by deed from Ruby Chaffin and husband, of record in Book 1031, page 599, Register's Office for Davidson County, Tennessee; thence northwardly passing Mary L. Jeffries' northwest corner, 220 feet, more or less, to a point, the southeast corner of the property conveyed to E. B. Rucker by deed from E. P. Trotter and wife, of record in Book 936, page 238, said Register's Office; thence westwardly with Rucker's south line 50 feet, more or less, to a point, the northeast corner of the property conveyed to Mrs. Marguerite Elva Frazier by deed from E. B. Rucker and wife, of record in Book 667, page 213, said Register's Office; thence southwardly with Mrs. Frazier's easterly line, 220 feet, more or less, to a point in the north margin of Monetta Street, the southeast corner of the Frazier lot; thence eastwardly with the north margin of Monetta Street, 50 feet, more or less, to the point of beginning.

BEING the same property conveyed to Nancy Rogers by deed from Security National Partners, filed of record in Book 10457, page 697, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Nancy Rogers

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 98.

My commission expires 3/27/99

Notary Public Ollie Mai Parsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1998, before me personally appeared Patricia S. Carden, to me known to be the person who executed the foregoing instrument in behalf of Nancy Rogers and acknowledged that she executed the same as the free act and deed of said Nancy Rogers.

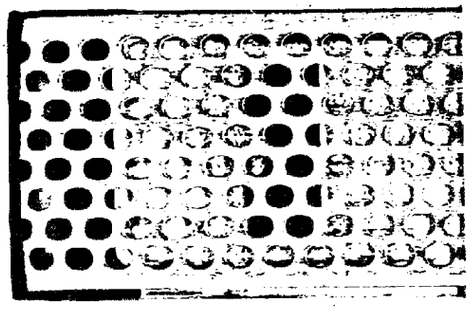
Witness my hand and official seal.

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

Notary Public

3514 05/06 0101 03CHECK 301.60



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

RECEIVED OF _____

FOR _____

BOOK 10918 PG 829

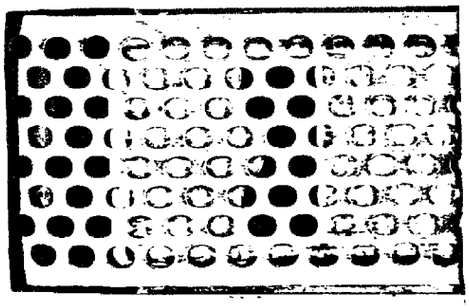
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
WDEED 12.00
TOTAL 301.60
CHECK 301.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/98 01 10:15 0001 3514



0434403
IDENTIF. # REFERENCE

98 MAY -6 AM 10: 12

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289570