40-A

BOOK 10949 PG 872

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Angela T. Joaque
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May 19 98

Notary Public 11 3d 2001

MY COMMISSION EXPIRES: ~~September 18, 1999~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela T. Joaque (NAME)	CTX Mortgage Company (NAME)	Map 72-14
1605 Northview Avenue (ADDRESS)	P. O. Box 199077 (ADDRESS)	Parcel 278
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9077 (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, Robert H. Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela T. Joaque

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 ATTACHED EXHIBIT A

98 MAY 28 PM 4:00
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

044315 1

Barbara L. Braswell joins in the execution of this instrument to convey her interest in the Property, including any homestead rights, as spouse of Robert H. Braswell

This conveyance is made subject to the real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee, and such limitations, restrictions and easements as may affect the Property.

unimproved ( )
This is improved (X) property, known as 1605 Northview Avenue, Nashville, Tennessee 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 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 our hand s this 27th day of May 19 98

Robert H. Braswell

Robert H. Braswell

Barbara L. Braswell by Robert H. Braswell

Barbara L. Braswell by Robert H. Braswell, Attorney-in-Fact pursuant to General Power of Attorney of record in Book 8045, page 427, R.O.D.C., TN

BOOK 10949 PG 873

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Braswell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this 27th day of May, 1998.

Notary Public

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Robert H. Braswell, to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Barbara L. Braswell, and who acknowledged that he executed the same as the free act and deed of Barbara L. Braswell.

Witness my hand and official seal this 27th day of May, 1998.

Notary Public

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

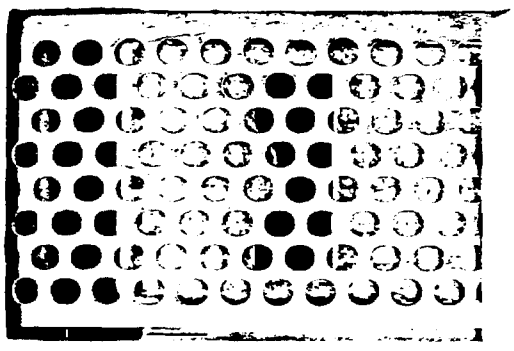
BOOK 10949 PG 574

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of George A. Pickup's Unrecorded Subdivision of part of Lot No. 1 of the Old Cahal property as of record in Book 57, page 150, register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Northview Avenue, 68 feet southerly from the intersection of the easterly margin of said Northview Avenue and the southerly margin of Emerson Avenue, said point being the southwest corner of Lot No. 1 on said plan; thence with the easterly margin of said Northview Avenue, southwardly 68 feet to the northwest corner of Lot No. 3 on said Plan; thence with the line between said Lot Nos. 2 an 3, eastwardly 141 feet to a point in the western boundary line of Lot No. 5 on said plan; thence with line between said Lot Nos. 2 and 5, northwardly 68 feet to the southeast corner of said Lot No. 1; thence with the line between said Lot Nos. 1 and 2, westwardly 141 feet to the beginning.

Being the same property conveyed to Robert H. Braswell by deed from Big Rock Construction Company, Inc., of record in Book 10700, page 37, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

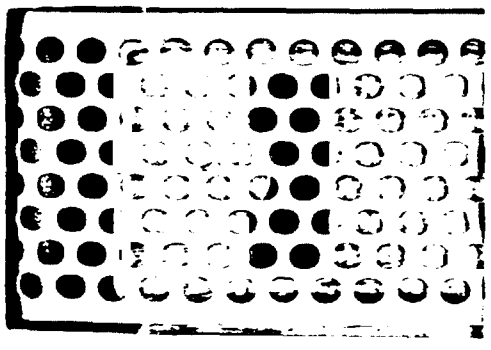
FOR _____ BOOK 10949 PG 875

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

DART 82500.00
COM TA 304.75
PRFEE 1.00
RTEED 11.00
TOTAL 829.75
CHECK 829.75
[illegible] PB 21 16:02 0001 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0431511
IDENTIF. ◄ REFERENCE

98 MAY 28 PM 4:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]