Bk 2

BOOK 11009 PAGE 913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

My Commission Expires March 27, 1999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy R. Bratton (NAME)	First Federal Savings Bank (NAME)	162-1-C-78CO
490 Hickory Glade Drive (ADDRESS)	611 East College Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dickson, Tennessee 37055 (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, Gayle Denise Fox, John E. Fox and wife, Barbara Fox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy R. Bratton, 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:

A certain Planned Unit Development in Davidson County, TN, BEING Unit No. 78 on the Plan of Phase 2, Hickory Glade, of record in Plat Book 6250, page 889 and as amended in Book 6900, page 41, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gayle Denise Fox and John E. Fox and Barbara Fox, by deed from Stephen C. Fox and wife, Tamra W. Fox, of record in Book 9363, Page 203, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6250, page 889 and amended in Book 6900, page 41; Declaration of covenants, conditions and restrictions of record in Book 6824, page 929 and amended in Book 6824, page 952, re-recorded in Book 6898, page 896, amendment re-recorded in Book 6898, page 919 and amended in Book 6898, page 920 and Book 6957, page 473 and Book 7959, page 869; all of record in the Register's Office for Davidson County, Tennessee.

Timothy Rosser joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Gayle Denise Fox.

unimproved ( )
This is improved (X) property, known as 490 Hickory Glade Drive, Antioch, TN 37013
(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 26th day of June, 19 98

Gayle Denise Fox
Gayle Denise Fox

Barbara Fox
Barbara Fox

John E. Fox
John E. Fox

Timothy Rosser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11009 PAGE 914

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gayle Denise Fox, Timothy Rosser John E. Fox and wife, Barbara Fox

the bargainor S, 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 Brentwood Tennessee, this 26th day of June, 98.

Commission expires 3/27/99

Notary Public AT LARGE

QUE I. FREEMAN NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Gayle Denise Fox and John R. Fox and Barbara Fox

TO

Joy R. Bratton

RETURN TO:

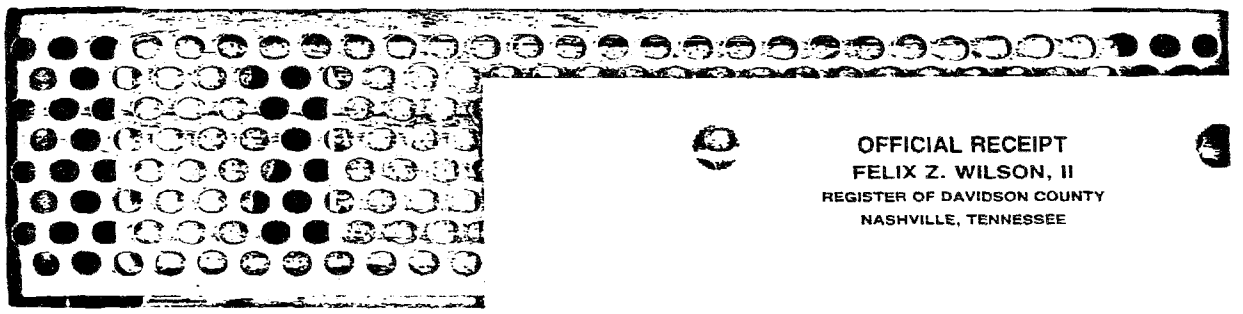
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

98 JUL -7 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

U4599480
IDENTIFICATION REFERENCE

0543 07/07 101 CHECK

295-90



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

RECEIVED OF _____

FOR _____

BOOK 11009 PAGE 915

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

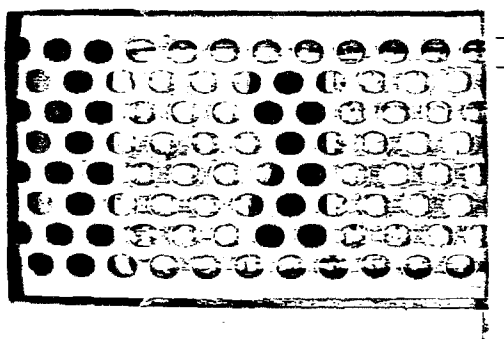
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77000.00
CON TX 284.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 295.90
CHECK 295.90

07/07/98 01 13:41 0001 0342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0459480
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316087