THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of December 1998

Notary Public

My Commission Expires: 4-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MERRY JO THRELKELD 905 Bradford Avenue Nashville, Tennessee 37204	CTX MORTGAGE COMPANY 2728 N. Harwood Dallas, Texas 75201	MAP 105-13 PARCEL 332

WARRANTY DEED BOOK 11269 PAGE 976

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY THOUSAND AND NO/100------ ($ 140,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, KATHRYN E. GAGER AND HUSBAND, BARRY T. GAGER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MERRY JO THRELKELD AND HUSBAND, THEODORE GRANT ANDERSON 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:

BEING Lot No. 42 and the westerly 2.0 feet of Lot No. 43 on the Plan of Walkdirch's Subdivision of Lots Nos. 8 and 9 in the W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Kathryn E. Beasley and Barry T. Gager, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Kenneth A. Wallace, unmarried, of record in Book 9215, page 982, Register's Office for Davidson County, Tennessee; the said Kathryn E. Beasley having since married Barry T. Gager and is now known as Kathryn E. Gager.

0529869
IDENTIF. & REFERENCE

98 DEC 29 PM 1:19
[illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 905 Bradford Avenue, Nashville, Tennessee 37204

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Walkkirch's S/D of Lots 8 & 9 W.L.B. Lawrence Plan of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of December, 19 98.

Kathryn E Gager
KATHRYN E. GAGER

Barry T. Gager
BARRY T. GAGER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON

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 KATHRYN E. GAGER AND HUSBAND, BARRY T. GAGER, 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 this 22nd day of December, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

5438 12/29 0101 03CHECK 539.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11269 PAGE 978

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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

1-0100.00
REC'D BY 11.00
PRFEE 1.00
MISC 5.00
CFEE 1.00
TOTAL 118.00
CHECK 500.00
12/29/98 01 12:12 01:01 5438

0529869
IDENTIFICATION REFERENCE

98 DEC 29 PM 1:19
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1406951