Box 32

BOOK 11277 PAGE 736

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39733
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane S. Kosar	GMAC MORTGAGE CORP
	100 WITMER RD
1000 Aldersgate	HORSHAM, PA 19044
Antioch, TN 37013	

TAX MAP-PARCEL NUMBERS: 149-2-B-123 02DX 7843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gorm Tuxen and spouse, Annette O. Tuxen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jane S. Kosar, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 169 on the Plan of Piccadilly Square, Phase II of record in Book 6250, pages 92-94, said Register's Office.

SAID Lot No. 169 fronts 31.00 feet on the southerly margin of Aldersgate Road and extends back 202.33 feet on the broken westerly line and 120.00 feet on the easterly line to a dead line in the rear, measuring 153.04 feet thereon.

BEING the same property conveyed to Gorm Tuxen and wife, Annette O. Tuxen by deed from Centex Homes Corporation, A Nevada corporation, of record in Book 6999, page 901, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6236, Page 685, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6300, page 409, and Book 6306, page 839, as amended in Book 6496, page 100, Book 6518, page 190, and Book 6930, page 739, Book 6496, page 107, Book 6496, page 114, and Book 6518, page 184, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 1000 Aldersgate Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on April 10, 1998.

Gorm Tuxen

Annette O. Tuxen
AKA Anette O. Tuxen.

State of TN
County of Davidson

On 04-10, 1998, before me the undersigned authority, personally appeared Gorm Tuxen and Annette O. Tuxen, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 09-29-2001

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,375.00

Affiant

Sworn and subscribed before me on December 29, 1998.

Notary Public

My Commission Expires: 6/3/2001

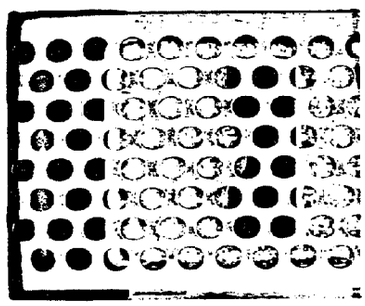
7388 12/31 0101 03CHECK 482.29

0531688

IDENTIF. & REFERENCE

98 DEC 31 PM 3:30

BILL GARNER REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11277 PAGE 738

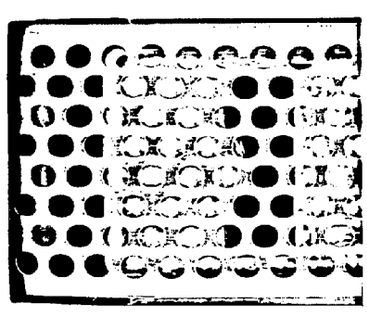
CAMT	
	127375.00
CON TA	471.29
PRFEE	1.00
MOTEE	8.00
CFEE	2.00
TOTAL	482.29
CHECK	482.29

12/31/98 01 15:27 0001 7388

0531688
IDENTIF. # REFERENCE

98 DEC 31 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404694