WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37550)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,900.00

James Wallace Kerby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 99

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 28, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Lille Kerby Newsom	CTX Mortgage Company	90-12-296
(NAME)	(NAME)	
6417 Futura Court	P.O. Box 19000	8DA-32106
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, Texas 75219-9000	
(CITY) (STATE) (ZIP)	(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, Nicouly Jean-Phillippe and wife, Maryse Jean-Phillippe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lille Kerby Newsom and James Wallace Kerby AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, JK , 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:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Section One, Foundry Heights, of record in Book 3600, Page 16, Register's Office for said County.

Said Lot No. 9 fronts 39.27 feet on the westerly margin of Futura Court and extends back 135.5 feet on the southerly line and 104.3 feet on the northeasterly line to a dead line in the rear, measuring 133.4 feet thereon.

Being the same property conveyed to the Grantor(s) by deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Nicouly Jean-Phillippe and wife, Maryse Jean-Phillippe by deed from Charles M. Johnson, Jr. and wife, Sarah Johnson of record in Book 9470, Page 36, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 6417 Futura Court, Nashville, TN 37209
(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 21st day of January, 19 99

Nicouly Jean-Phillippe by Don Northcutt as atty-in-fact
Nicouly Jean-Phillippe by Don Northcutt as atty. in fact

Maryse Jean-Phillippe by Don Northcutt as atty-in-fact
Maryse Jean-Phillippe by Don Northcutt as atty. in fact

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 [illegible]

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 Nashville, Tennessee, this 21st day of January 19 99.

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

On this the 21ST day of JANUARY, 1999, before me personally appeared DON NORTHCUTT to me known to be the person who executed the foregoing instrument in behalf of NICOULY JEAN-PHILLIPPE AND WIFE, MARYSE JEAN-PHILLIPPE as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said NICOULY JEAN-PHILLIPPE AND WIFE, MARYSE JEAN-PHILLIPPE.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21ST day of JANUARY, 1999

My Commission Expires:
9/28/2002

_____
Notary Public

ALAN L. SAUER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

0541842

IDENTIF. ↑ REFERENCE

99 JAN 28 AM 11:51

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

339.93 0101 03CHECK 01/28 8189

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11314 PAGE 862

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

CAMT	88900.00
CON TX	328.93
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	339.93
CHECK	339.93

01/28/99 01 11:49 0001 B189

05418842

IDENTIF. & REFERENCE

99 JAN 28 AM 11:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417580