WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February 19 99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/27/2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Martha Quintanilla	CTX Mortgage Company	142-15C-147
(NAME)	(NAME)	
147 Hicks Road	P. O. Box 19900	9D 79878
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Louis C. Lockhart and wife, Hilda C. Lockhart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Quintanilla, unmarried, and Brenda Q. Johnson, married

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 condominium apartment in Davidson County, Tennessee, described as Unit 147 Breckenridge, a Condominium, a Horizontal Property Regime, located on 147 Hicks Road Davidson County, TN, as shown on the plat of Unit 147 Breckenridge, Condominium apartments, recorded in Plat Book 6808, page 45, shown as Exhibits A & B to the Master Deed, said Register's Office, and described in a Master Deed and By-Laws appended thereto, of record in Book 6808, page 45, as amended in Book 7020, page 848, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 147 Breckenridge, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 6808, page 45, as amended in Book 7020, page 848, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Martha Quintanilla and Brenda Q. Johnson by deed from Louis C. Lockhart and wife, Hilda C. Lockhart, of even date herewith recorded simultaneously herewith.

Brenda Q. Johnson is spouse of Brenda Q. Johnson hereby joins herein for the purpose of releasing her statutory rights in the subject property.

CONTINUED

This is improved (X) property, known as 147 Hicks Road, Nashville, TN 37221 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 19th day of February, 19 99

Louis C. Lockhart by Jenny D Hyde att in fact
Louis C. Lockhart

Hilda C. Lockhart by Jenny D Hyde att in fact
Hilda C. Lockhart

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 Louis C. Lockhart and wife, Hilda C. Lockhart

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 19th day of February 19 99.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tommye S. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney in Fact for Louis C. Lockhart and wife, Hilda C. Lockhart, the within named bargainor(s), and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) Louis C. Lockhart and wife, Hilda C. Lockhart, the bargainor(s), by the said, Tommye S. Thompson, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 19th day of February, 1999.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3/7/2001

Jennifer Mundy
Notary Public

5231 03/08 0101 03CHECK 314.40

0557889

99 MAR -8 AM 11:02

REGISTER
DAVIDSON COUNTY, TN

RECEIVED FOR REFERENCE

LEGAL DESCRIPTION CONTINUATION

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Being the same property conveyed to Louis C. Lockart, unmarried, by deed from Steve Hulen and wife, Janice D. Hulen, John R. Hulen and wife, Jo Ann Hulen, of record in Book 6853, page 570, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record, shown as Exhibits A & B to the Master Deed, in Book 6808, page 45; Master Deed and By-Laws appended thereto of record in Book 6808, page 45, as amended in Book 7020, page 848; all in the Register's Office for Davidson County, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 246

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
CFEE . 2.00
TOTAL 314.40
CHECK 314.40

03/08/99 01 11:01 0001 5231

0557889

ACCOUNT # REFERENCE

99 MAR -8 AM 11:02

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434393