WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37680)

BOOK 11404 PG. 273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 151,000.00
Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF March 19 99

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

Notary Public

MY COMMISSION EXPIRES:
(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:	MAP-PARCEL NUMBERS
Robert Bailey-Lemansky	CTX Mortgage Company	103-3-193
(NAME)	(NAME)	
4913 Wyoming Avenue	P.O. Box 19000	25W-3288
(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, Kenneth A. Huber, (married) and wife, Renee K. Huber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Bailey-Lemansky and wife, Susan Bailey-Lemansky

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:

Two tracts of land in West Nashville, Davidson County, Tennessee, being part of the E.A. Elam five acre tract, described as follows:

TRACT NO. 1: Beginning at a point on the southerly side of Wyoming Avenue, formerly 6th Avenue, 370 feet eastwardly from the easterly margin of 51st Avenue North, formerly 10th Street; thence eastwardly with Wyoming Avenue, 50 feet; thence southwardly at right angles, 150 feet to a point; thence westwardly, along a line parallel with Wyoming Avenue, 50 feet to a point thence northwardly at right angles, 150 feet to the beginning.

TRACT NO. 2: Beginning at a point 150 feet southwardly from the south margin of Wyoming Avenue being the southwest corner of a lot previously conveyed to T.M. Hendrickson et ux, by Deed of record in Book 967, Page 368, Register's Office for Davidson County, and running thence southwardly 102 feet to the southerly line of the tract; thence eastwardly 50 feet with said line to the corner of the lot conveyed to Ezra Hatcher and wife, thence northwardly 102 feet to the southeast corner of lot conveyed to T.M. Hendrickson and wife, under former deed, thence westwardly with Hendrickson's south line 50 feet to the point of beginning.

BEING the same property conveyed to Kenneth A. Huber, (married) by deed from

CONTINUED

unimproved ( )
This is improved (X) property, known as 4913 Wyoming Avenue, 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 my hand this 24th day of March, 19 99

Kenneth A. Huber

Renee K. Huber

Kenneth A. Huber

Renee K. Huber

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 Kenneth A. Huber, (married)

the bargainor, with whom I am personally acquainted or proved to me on the basis of sutisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of March, 99.

Commission expires 4/28/2002

Notary Public

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

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

LEGAL DESCRIPTION CONTINUATION

Jordan-Birdwell Properties of record in Book 8790, Page 396, Register's Office for Davidson County, Tennessee.

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

Renee K. Huber, wife of Kenneth A. Huber, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

02-695 $29.70 RECORDED TOD 03/30 0054
99 MAR 29 PM 1:53
IDENTIFICATION REFERENCE
05666769

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11404 PG. 275

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

05666769

IDENTIFICATION REFERENCE

99 MAR 29 PM 1:53

CAMT 151000.00
CON TX 558.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 569.70
CHECK 569.70

03/29/99 01 13:52 0001 4609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443674