40-A

BOOK 11430 PG. 635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 99

Notary Public

MY COMMISSION EXPIRES 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Kendrick	CTX Mortgage, Inc.	Map 147-1
(NAME)	(NAME)	
517 Elaine Drive	P.O. Box 199000	Parcel 75
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 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, James A. Buchanan, Ione B. Heath and Millard D. Buchanan, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin D. Kendrick and wife, Shannon Kendrick

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. 81 on the plan of Abbay Hall, Section 1, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 81 fronts 82 feet on the southerly side of Elaine Drive and runs back 192.1 feet on the westerly line and 192.7 feet on the easterly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to James A. Buchanan, Ione B. Heath and Millard D. Buchanan, Sr., by quitclaim deed of record in Book 11172, page 288, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 517 Elaine Drive, Nashville, TN 37211
(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 13th day of April, 19 99

James A. Buchanan

James A. Buchanan

Millard D. Buchanan, Sr.

Millard D. Buchanan, Sr.

Ione B. Heath

Ione B. Heath

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 James A. Buchanan, Ione B. Heath and Millard D. Buchanan, Sr.

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 13th day of April, 1999.

Commission expires 9/18/99

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

0573830
IDENTIFICATION REFERENCE
1999 APR 13 PM 3:54
WILL CARNELL REGISTER
DAVIDSON COUNTY, TN.
2092 04/13 0101 03CHECK 495.70

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 11430 PG. 610

0573830

IDENTIFICATION REFERENCE

99 APR 13 PM 3:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	130000.00
CON TX	484.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	495.70
CHECK	495.70

04/13/99 01 15:57 0001 2092

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451071