WARRANTY DEED

BOOK 11438 PG: 800

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

James Leon Johns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 1999.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 HAZEL PATH, SOUTHALL BLDG., HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Leon Johns (NAME)	CTX Mortgage Company (NAME)	52-3-79
509 Kinsey Boulevard (ADDRESS)	P.O. Box 199000 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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 M. O'Reilly, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Leon Johns, unmarried, 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. 1 on the Plan of Kinsey Boulevard Lots of record in Plat Book 8250, page 268, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to James M. O'Reilly, unmarried by deed from J & M Homebuilders, Inc., of record in Book 9483, page 107, Register's Office for said County.

0576288

RECEIVED FOR REFERENCE
99 APR 20 AM 10:51
REGISTER
DAVIDSON COUNTY, TN.

4732 04/20 0101 03CHECK 377.30

This is improved ~~unimproved~~ property, known as 509 Kinsey Boulevard, Madison, TN 37115
(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/our hand(s) this April 19, 1999.

James M. O'Reilly

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 11438 PG. 801

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. O'Reilly with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the within named instrument for the purposes therein described.

Witness my hand and official seal at Hendersonville, TN this 19th day of April, 1999.

My Commission Expires: 10/9/2002

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11438 PG. 802

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

0576288

IDENTIFICATION REFERENCE

99 APR 20 AM 10:51

REGISTER
DAVIDSON COUNTY, TN.

CAMT	99000.00
CON TX	366.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	377.30
CHECK	377.30

04/20/99 01 10:53 0001 4732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474686