40-A

WARRANTY DEED

BOOK 11456 PG. 403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 99

Notary Public

MY COMMISSION EXPIRES: 9/15/99
(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
James T. Cropper (NAME)	CTX Mortgage Company (NAME)	Map 104-16
1807 Beechwood Avenue (ADDRESS)	P.O. Box 199000 (ADDRESS)	Parcel 255
Nashville, TN 37212 (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, Elizabeth A. Bush, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Cropper and wife, Shelly Cropper

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 the westerly one-half of Lot No. 227 of the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said Lot No. 227 fronts 62.5 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Milton T. Bush by deed from Elaine Sanders Bush, of record in Book 5654, page 643, said Register's Office. The said Milton T. Bush having since died and said property being vested to Elizabeth Fatzinger, of record in Will Book 148, page 86, Register's Office for Davidson County, Tennessee. The said Elizabeth Fatzinger has since divorced and is now known as Elizabeth A. Bush.

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 1807 Beechwood Avenue, Nashville, TN 37212
(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 29th day of April 19 99

Elizabeth A. Bush

BOOK 11456 PG. 404

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth A. Bush, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of April 19 99.

Commission expires 4/18/99

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

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

9701 04/30 0101 03CHECK 607.44

99 APR 30 PM 4:03
BILL GARNER, REGISTER
DAVIDSON COUNTY, TN.

058 10 44

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11456 PG. 405

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

058/044

IDENTIFICATION REFERENCE

99 APR 30 PM 4:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	161200.00
CON TX	596.44
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	607.44
CHECK	607.44

04/30/99 01 16:06 0001 9761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1454462