40-A

WARRANTY DEED

BOOK 11458 PG. 23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Thomas A. Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 11.2.99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Hoffman	CTX Mortgage Company	162-12-0-A
(NAME)	(NAME)	
1003 Brittany Park Drive	PO Box 199000	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Melissa Ries and ~~wife~~ husband, Eric T. Ries

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Hoffman and wife, Rachel N. Hoffman

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:

Located and being situated in th Second (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows to wit:

Lot 1, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, page 46, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description thereof.

Being the same property conveyed to Melissa Ries and spouse Eric T. Ries, by deed from Carlton Enterprises, Inc., as of record in Book 10247, page 384, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 10016, page 870, and Book 10772, page 988, and in Book 11398, page 4, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1003 Brittany Park Drive, Antioch, Tennessee 37013
(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 30th day of April 19 99

Melissa Ries
Melissa ~~Ries~~

Eric T. Ries
Eric T. Ries

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

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 Melissa Ries and wife, Eric T. Ries

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 Franklin, Tennessee, this 30th day of April 19 99.

Commission expires 4-11-2001

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 _____

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public

LEGAL DESCRIPTION CONTINUATION

Plan of record in Book 9700, page 46, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

0320 05/03 0:01 CHECK 369.53

200105811539
MAIL REFERENCE
99 MAY -3 AM 11: 13
WILLIAMSON COUNTY REGISTER
FRANKLIN, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11458 PG. 25

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

[AmT	96900.00
CON TX	358.53
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	369.53
CHECK	369.53

05/03/99 01 11:17 0001 0320

0581539

REFERENCE

99MAY -3 AM11:13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455015