40-A

BOOK 11549 PAGE 216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ ~~111,500.00~~ $98,000.00

Kathy Ann Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

KAI

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY ANN MARSHALL (NAME)	CTX Mortgage Company (NAME)	MAP 142-09-0-A
843 Todd Preis Drive (ADDRESS)	PO Box 199000 (ADDRESS)	PARCEL 010CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas,TX 75219-9000 (CITY) (STATE) (ZIP)	F.B.#: 09D-71018

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, JUANITA C. FUSSELL AND CAROL R. ALLEN, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY ANN MARSHALL

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 a part of the Plan of Doral Country Villa Condominiums, Section 1, as of record in Plat Book 4860, Page 96, Register's Office for said County, the part hereby described as follows:

BEING Uni No. 103A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251 and Book 5124, Page 163, said Register's Office.

BEING the same property conveyed to Juanita C. Fussell and Carol R. Allen, by Deed from Barry Construction Company, a Tennessee Corporation, of record in Book 5028, Page 710, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also

CONTINUED

unimproved ( )
This is improved (X) property, known as 843 Todd Preis Drive, Nashville, TN 37221
(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 28th day of June 1999

Juanita C. Fussell
JUANITA C. FUSSELL

Carol R. Allen
CAROL R. ALLEN

(6/28/99 010 01 0.00 CHECK 421.

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 JUANITA C. FUSSELL AND CAROL R. ALLEN, BOTH UNMARRIED

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 Brentwood, Tennessee, this 28th day of June 19 99.

Commission expires ~~July 24, 1999~~ MAY 28, 2003

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

0605577
IDENTIF. & REFERENCE
99 JUN 30 AM 8:07
BILL BARNETT REGISTER
DAVIDSON COUNTY, TN.

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

0605577

IDENTIF. & REFERENCE

99 JUN 30 AM 8:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT
111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 421.70
CHECK 421.70

06/30/99 01 08:14 0001 5909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484373