WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

BOOK 11563 PAGE 183

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, I, 213 A Ward Circle, Brentwood, Tennessee 37027

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve K. Thomas	CTX MORTGAGE COMPANY	MAP 149-07-A
(NAME)	(NAME)	
717 Dover Glen Drive	P.O. BOX 19000	PARCEL 10CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	DALLAS, TX 75219	2DX08599
(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. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve K. Thomas and wife, Kathy A. Thomas

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. 10, a PUD on the Plan of Chelsea Village, Section One, of record in Book 7900, Page 119-121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steve K. Thomas and wife, Kathleen A. Thomas, by deed from James A. Ford and Zoraida V. Ford being recorded simultaneously herewith.

Being a part of the same property conveyed to James Ford, known as James A. Ford, Contractor by deed from Manoucher Farazmand, and wife, Malakah Farazmand of record in Book 10091, page 427 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

99 JUL -8 AM 8:26
RECEIVED AND RECORDED IN OFFICIAL RECORDS OF WILLIAMSON COUNTY, TN.
RECORDING FEE 17.00
060910

unimproved ( )
This is improved (X) property, known as 717 Dover Glen 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 my hand this 15th day of June, 19 99

James A. Ford

Zoraida V. Ford by James A. Ford as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 19 99

Commission expires July 12, 1999

Ruth M. Foran
Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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

State of Tennessee
County of Williamson

Before me, Ruth M. Foran, a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford with whom I am personally acquainted or proved to me on the basis of satisgactory evidence, to be the person who executed the foregoing instrument in behalf of Zoraida V. Ford and who acknowledged that he executed the same as the free act and deed of said Zoraida V. Ford.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of June, 1999.

My Commission Expires:
July 12, 1999

NOTARY PUBLIC
Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

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06009107

ILLEGIBLE REFERENCE

99 JUL -8 AM 8:26

REGISTER
DAVIDSON COUNTY, TN.

PAYT
115500.00
COMI TX 435.45
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 449.45
CHECK 449.45
07/08/99 08:27 0001 9702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488075