STATE OF TENNESSEE
COUNTY OF DAVIDSON
47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

X Ben T Bradshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 19 99

Debbie R. Lockyer
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

PUBLIC
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben Tobe Bradshaw (NAME)	Mortgage Portfolio Services, (NAME)	MAP 52-2
636 Carmel Avenue (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 94
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (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, Claydan Scott Sadler and wife, Katrina Carlene Sadler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben Tobe Bradshaw

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 easterly 20 feet of Lot No. 16 and the westerly 40 feet of Lot No. 17, Block C on the revised map of Rainbow Terrace Subdivision of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 60 feet on the southerly side of Carmel Avenue and runs back between parallel lines 145 feet to a line in the rear on which it measures 60 feet.

Being the same property conveyed to Claydan Scott Sadler and wife, Katrina Carlene Sadler by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., of record in Book 7365, Page 82, Register's Office for Davidson County, Tennessee.

06111942
RECEIVED FOR REFERENCE
99 JUL 15 PM 1:32
REGISTER DAVIDSON CO. TN.

305.15

unimproved ( )
This is improved (X) property, known as 636 Carmel Avenue, 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 our hand S this 14th day of July, 19 99

X Claydan Scott Sadler
Claydan Scott Sadler

X Katrina Carlene Sadler
Katrina Carlene Sadler

BOOK 11573 PAGE 929

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 Claydan Scott Sadler and wife, Katrina Carlene Sadler

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 Goodlettsville, Tennessee, this 14th day of July, 19 99.

Commission expires 11-27-99

Vicki R. Rodgers
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

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

BOOK 11573 PAGE 930

06111942

IDENTIFICATION REFERENCE

99 JUL 15 PM 1:32

RECORDED
IN OFFICIAL
RECORDS OF
DAVIDSON CO. TN.

CAPT	79500.00
CON TX	294.15
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	305.15
CHECK	305.15

07/15/99 07 13:35 0001 2772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491103