-BC42

BOOK 11574 PAGE 90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia J. Thurman (NAME)	CTX Mortgage Company (NAME)	MAP: 160-14
Unit 763, Fox Ridge (ADDRESS)	P.O. Box 199000 (ADDRESS)	GROUP: C
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	PARCEL: 063.00

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, Kellye A. Crowder, unmarried, and Donald Edward Crowder, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia J. Thurman, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~WILLIAMSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. Unit 763 in Brentwood Trace Condominiums, Section Two, as of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which said plan refernece is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kellye A. Crowder and Donald Edward Crowder by deed from Jean N. Padgett of record in Book 10001, page 543, Register's Office for Davidson County, Tennessee.

THELMA F. CROWDER, WIFE OF DONALD EDWARD CROWDER, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, pages 376 and 377; restrictions of record in Book 5818, page 915; by-laws in Book 5818, page 925, and Book 5868, page 70; all of record in the Register's Office for Davidson County, Tennessee.

06 JUL 15 PM 1:58

NO. AFFIXED
FEE $ TAX

This is unimproved ( ) improved (X) property, known as Unit 763, Fox Ridge, Brentwood, Tennessee 37027
(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 9th day of July, 19 99

Kellye A. Crowder by Don Crowder
Kellye A. Crowder, by Donald E. Crowder,
her Attorney-in-fact

Donald Edward Crowder

Thelma F. Crowder
Thelma F. Crowder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **DONALD E. CROWDER,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **KELLYE A. CROWDER** the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **KELLYE A. CROWDER,** the within named bargainor(s) by the said **DONALD E. CROWDER** as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 9th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 5/22/2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DONALD EDWARD CROWDER AND WIFE, THELMA F. CROWDER,** the bargainors, 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 office in Brentwood, Tennessee on this the 9th day of July, 1999.

NOTARY PUBLIC

My Commission Expires: 5/22/2000

NOTARY PUBLIC AT LARGE

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

WARRANTY DEED

FROM

Kellye A. Crowder and Donald Edward Crowder

TO

Virginia J. Thurman

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

STATE OF TENNESSEE
WILLIAMSON COUNTY
RECORDED
99 JUL 22 AM 8:20

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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06111984

MEMORANDUM REFERENCE

99 JUL 15 PM 1:59

REGISTER'S OFFICE
DAVIDSON CO., TENN.

CAPT	83750.00
CON TX	309.37
PRFEE	1.00
DEED	8.00
CFEE	2.00
TOTAL	320.37
CHECK	320.37

07/15/99 01 14:01 0001 2814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491145