40.4

# WARRANTY DEED

BOOK 11601 PAGE 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Jeremy J. Murray
Affiant

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

Notary Public

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

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy J. Murray | CTX Mortgage Company | Map 83-6 |
| (NAME) | (NAME) | |
| 605 Rudolph Avenue | P.O. Box 199077 | Parcel 347 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | 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, Sharon J. Marks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy J. Murray and wife, Melissa Murray

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 part of Lot No. 2 on the Plan of W. L. Horn's Spout Spring Addition, as of record in Book 57, page 106, Register's Office for said County, and being known as Lot "F" on an unrecorded map of the subdivision of said Lot 2, and described as follows:

Beginning at a point in the easterly margin of Rudolph Street, the original corner of Lots Nos. 1 and 2, said point being 305 feet north of McEwen Avenue; thence with the line between said lots, easterly 170 feet to the corner of said lots Nos. 2 and 3 southerly 55 feet; thence westerly 170 feet; thence northerly 55 feet to the point of beginning.

Being the same property conveyed to M. A. Maxfield and Sharon J. Marks, by deed from Shirley L. Randall and M. L. Randall, of record in Book 5452, page 710, said Register's Office. The said M. A. Maxfield having since died, leaving Sharon J. Marks as the sole owner of the property pursuant to the Last Will and Testament of M. A. Maxfield of record in Will Book 153, page 555, and the Affidavit of Heirship of record in Book 8600, page 245, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved ( X ) property, known as 605 Rudolph Avenue, Nashville, TN 37206
(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 30th day of July, 19 99

Sharon J. Marks
Sharon J. Marks

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 Sharon J. Marks

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July 19 99.

Commission expires 11-27-99

Laura Matthews
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

061 93589
IDENTIF. A REFERENCE
99 AUG -2 PM 5:15
ALL TAXES PAID
REGISTER
COUNTY, TN.
0783 08/02 0101 03CHECK 258.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11601 PAGE 13

| | | | | | |
|---|---|---|---|---|---|
| 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 |

06I9358

IDENTIF. # REFERENCE

99 AUG -2 PM 5:15

[illegible] REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 67000.00 |
| CON TX | 247.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 258.90 |
| CHECK | 258.90 |

08/02/99 01 17:21 0001 0789

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1499014