WARRANTY DEED

BOOK 11632 PAGE 200

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,700.00

Vanessa Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 99

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VANESSA DAVIS	MORTGAGE PORTFOLIO SERVICES	71-16-290
(NAME)	(NAME)	
1205 MONTGOMERY AVENUE	4144 N. CENTRAL EXPRESSWAY, #900	20W-30983
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	DALLAS, TX 75204	
(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, RALPH EDWARDS AND CECIL BRAGG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VANESSA DAVIS, A SINGLE WOMAN

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. 383 and the South 20 feet of Lot No. 384, on the Plan of OAKWOOD PARK, of record in Book 421, page 12, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 383 and part of Lot No. 384 adjoin and front 50 feet on the easterly margin of North 9th Street, now known as MONTGOMERY AVENUE, and extends back between lines, 116 feet on the southerly line of Lot 383 and 136 feet, more or less, on the northerly line of Lot No. 384 to the west right-of-way of the L & N Railroad, measuring 55 feet, more or less.

BEING the same property conveyed to RALPH EDWARDS AND CECIL BRAGG, by deed from Grand Canyon Properties, LLC, of record in Book 11433, page 872, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated July 28, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

99 AUG 24 AM 11:29
RECEIPT #
REGISTER
COUNTY, TN.

0627901
JUVENILE # REFERENCE

unimproved ( )
This is improved (X) property, known as 1205 MONTGOMERY AVENUE, NASHVILLE, TN 37207
(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 20th day of August 19 99

Ralph Edwards
RALPH EDWARDS

Cecil Bragg
CECIL BRAGG

08/24/99 0101 03CHF 9K 261.49

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 RALPH EDWARDS AND CECIL BRAGG

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 NASHVILLE, Tennessee, this 20th day of August 19 99

Commission expires May 27, 2001

I. DYKE TATUM 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

*** CONTINUATION

NASHVILLE, TN 37203

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11632 PAGE 202

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

0627901

IDENTIF. & REFERENCE

99 AUG 24 AM 11:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT	67700.00
CON TX	250.49
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	261.49
CHECK	261.49

08/24/99 01 11:29 0001 9932

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505930