40-A

BOOK 11666 PAGE 624

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: July 26, 2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE Tennessee DAVIDSON COUNTY, TENN.

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
Phillip M. Cribb (NAME)	CTX Mortgage Company (NAME)	Map 104-11
2527 Fairfax Avenue (ADDRESS)	P. O. Box 199077 (ADDRESS)	Parcel 137
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (CITY) (STATE) (ZIP)	

My Commission Expires July 26, 2003

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, Howard G. Pickard and wife, Mary Alicia Pickard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip M. Cribb and wife, Cynthia B. Senick

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. 21 in the Bransford Realty Company's Edgar Jones Homeplace, a plan of which is of record in aforesaid county Register's Office in Book No. 421, page 7, Register's Office for Davidson County, Tennessee.

The said Lot No. 21 fronts 60 feet on the southerly side of Jones Avenue, and extends back between parallel lines 185 feet more or less to an alley.

Being the same property conveyed to Howard G. Pickard and wife, Mary Alicia Pickard by deed from Clara E. Sheetz of record in Book 1907, page 331, Register's Office for Davidson County, Tennessee.

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.

06370300

99 SEP 20 AM 9:16

REGISTER'S FEE REFERENCE

This is improved (X) unimproved ( ) property, known as 2527 Fairfax Avenue, Nashville, TN 37212
(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 17th day of September, 19 99

Howard G. Pickard by Mary Katherine Pickard ATTY in fact

Howard G. Pickard by Mary Katherine Pickard, Attorney-in-Fact

Mary Alicia Pickard by Mary Katherine Pickard ATTY in fact

Mary Alicia Pickard by Mary Katherine Pickard, Attorney-in-Fact

09/20/1999 01:03:50 PM
030 CRS
621.50

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Mary Katherine Pickard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Howard G. Pickard and wife, Mary Alicia Pickard, and who acknowledged that she executed the same as the free act and deed of Howard G. Pickard and wife, Mary Alicia Pickard.

Witness my hand and official seal this 17th day of September, 1999.

Notary Public

My Commission Expires: 7/26/2003

ANDREW E. GIBSON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

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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0637030

INSTRUMENT REFERENCE

99 SEP 20 AM 8:16

CAMT	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

09/20/99 01 08:19 0001 9725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517679