40.A

WARRANTY DEED

BOOK 11725 PAGE 941

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,892.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

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
Larry E. Harper, Jr. (NAME)	CTX Mortgage Company (NAME)	MAP 71-4
2611 Woodyhill Drive (ADDRESS)	P.O. Box 199077 (ADDRESS)	PARCEL 45
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75219-199077 (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, David A. Warf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Harper, Jr. and Kimbrelea M. McCord

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. 304 on the Final Plan of Joywood Heights, Section 2, of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 fronts 60 feet on the easterly margin of Woodyhill Drive and extends back 193.7 feet on the southerly line and 193.6 feet on the northerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to David A. Warf by Quitclaim Deed from Carol L. Soloman, Trustee, of record in Book 6186, page 44, said Register's Office.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

Karin Warf joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of David A. Warf.

This is improved (X) property, unimproved ( ) known as 2611 Woodyhill Drive, 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 29th day of October 19 99

David A. Warf

Karin Warf

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 David A. Warf

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 29th day of October, 99.

Commission expires 7/26/2003

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires July 26, 2003

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

0652847

RECEIVED
99 NOV -1 PM 3:44
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

02-622 RECORDING FEE 11.00 DP Fee 2.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11725 PAGE 943

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

CONT	69892.00
CON TX	258.60
PRFEE	1.00
MRTEE	8.00
CFEE	2.00
TOTAL	269.60
CHECK	269.60

15:45 0001 6486

065284 /

REFERENCE

9 NOV -1 PM 3:44

CUSTER
COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1534234