40-A

Instr:200003210028918 Page: 1 OF 2
REC'D FOR REC 03/21/2000 3:24:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $305.25

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Lavonzelle D Felder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF March 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 26, 2003
(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
Lavonzelle Felder (NAME)	CTX Mortgage Company (NAME)	MAP 60-3
209 Ewing Drive (ADDRESS)	P.O. Box 199077 (ADDRESS)	PARCEL 34
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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, Clarice Knight and Carolyn K. Brantly, the sole Heirs at Law of Alma S. Chandler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lavonzelle Felder, unmarried

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 the 12th Civil District Davidson County, Tennessee, being Lot No. 6 on the Plan of Linden Grove, as of record in Plat Book 1835, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alma S. Chandler by deed from Hawley Kemp and wife, Ruby Kemp, of record in Book 4388, page 964, said Register's Office. The said Alma S. Chandler died intestate on September 4, 1997, and her estate was administered in the Probate Court for Davidson County, Tennessee, under Probate No. 98P55. Alma S. Chandler was unmarried and had no children, and left her nieces, Clarice Knight and Carolyn K. Brantly, as her sole heirs at law.

This is not now, nor has it ever been, the primary residence of the Grantors herein.

unimproved ( )
This is improved (X) property, known as 209 Ewing 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 20th day of March, 2000

Clarice Knight
Clarice Knight

Carolyn K. Brantly
Carolyn K. Brantly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarice Knight and Carolyn K. Brantly, the sole Heirs at Law of Alma S. Chandler

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 March, 2003.

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public