PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (ST) Title No: 43654

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/12/02 14:00 2pgs
Fees:13.00 Taxes:290.45

20020812-0097172

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pamela A. Bragg 5706 Tennessee Avenue Nashville, Tennessee 37209	CTX Mortgage Company, LLC 3100 West End Avenue Suite 1020 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 091-06-252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$78,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Danny Mabry and spouse, Sherry D. Mabry, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela A. Bragg** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots Nos. 1613 and 1615, Block 14, on the Map of Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Katherine Callis and daughter Neita Rae Hilton by deed from Jimmy J. Chambliss, Sr. and wife, Hazel Marie Chambliss of record in Book 5289, Page 236, said Register' s Office. By Quitclaim Deed of record in Book 8964, Page 731, said Register's Office, the sadi Mary Katherine Callis and Neita Rae Hilton conveyed their interest in subject property to Neita Hilton Walker and Marshal Dean Mabry. By Quitclaim Deed of record in Book 10145, Page 459, said Register's Office. The said Neita Hilton Walker and Marshall Dean Mabry, as joint tenants with right of survivorship, conveyed their interest in subject property to Danny Mabry and wife, Sherry D. Mabry.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 57 Page 172, said Register's Office.

This is improved property, known as: 5706 Tennessee Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of August, 2002 .

Danny Mabry

Sherry D. Mabry

State of TENNESSEE
County of DAVIDSON

On this 7th day of August, 2002 , before me the undersigned authority, personally appeared **Danny Mabry and Sherry D. Mabry** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: JULY 26 2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $78,500.00

Affiant

Sworn and subscribed before me this 7th day of August, 2002

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JULY 26, 2003

Notary Public