01

Realty 48A

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Christy Ripley
Affiant

Subscribed and sworn to before me, this 11th DAY OF April, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-19-04

MARY KREAMDEN NOTARY PUBLIC AT LARGE GILES COUNTY, TENN. My Commission Expires October 19, 2004 (AFFIX SEAL)

P-BP-03-2711

THIS INSTRUMENT WAS PREPARED BY

Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon K. Braly	CTX Mortgage Company	
2711 Rosedale Place	(NAME) P.O. Box 199113	118-3-102
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Dallas, TX 75219	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMILY H. NORRIS, NOW KNOWN AS EMILY NORRIS WINESBURG AND HUSBAND, WALTER R. WINESBURG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SHARON K. BRALY,AND HUSBAND RICHARD W. BRALY, hereinafter called the Grantees, their heirs and assigns, that 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. 6 on the Plan of Phase One, Rosedale Place, of record in Book 11190, Page 3, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emily H. Norris, by Deed from Rosedale Place, LLC, dated 05/24/1999, of record in Book 11494, Page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 2003, which have been prorated, and the payment thereof is expressly assumed by the herein named Grantee; all matters set forth on the plat of record in Plat Book 11190, page 3; and the Agreement for Dedication of Easement of record in 7757, page 16, all in the Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 2711 Rosedale Place, Nashville, Tennessee 37211
(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 my/our hand(s) this 11th day of April, 2003.

Emily H. Norris Winesburg
Emily H. Norris

Walter R. Winesburg

Davidson County DEEDWARR
Recvd: 04/17/03 14:35 2pgs
Fees:13.00 Taxes:555.00

20030417-0051503

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Emily H. Norris* now known as , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2003.

My Commission Expires: 1/26/05

Carol T. Lanier
Notary Public

* and Walter R. Winesburg

CAROL T. LANIER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 11th day of April, 2003.

My Commission Expires _____

_____
Notary Public

~~RETURN TO:~~

PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800