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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
BILLY A. ROBINSON ET UX	GLENN JUSTICE MORTGAGE CO., INC.	8DA 33411
(NAME) 523 River Rouge Drive	(NAME) 505 N. ERVAY	90-16-143
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(STREET ADDRESS) DALLAS, TEXAS 75201	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ---------- ($10.00) DOLLARS

cash in hand paid by the Grantees, BILLY A. ROBINSON and wife, SHIRLEY A. ROBINSON, and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption and agreement to pay the indebtedness secured by a Deed of Trust in favor of Glenn Justice Mortgage Company of record in Book 3956, page 661, said deed of trust having been assigned to Federal National Mortgage Association by instrument of record in Book 3977, page 124, Register's Office for Davidson County, Tennessee; to which reference is hereby made for complete terms and conditions of said Deed of Trust;

I, MARGARET CULLEN, unmarried,
have bargained and sold, and by these presents do transfer and convey unto the said
BILLY A. ROBINSON and wife, SHIRLEY A. ROBINSON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Charlotte Park, Section XI, as of record in Book 2900, pages 79 and 80, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James C. Cullen and wife, Margaret Cullen, by deed from Lewis M. Carter and wife, Lois Cantrell Carter, of record in Book 4459, page 464, Register's Office for said County; the said James C. Cullen having since died.

30093

IDENTIF. REFERENCE

AUG 21 8 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 523 River Rouge Drive
(House Number) (Street)
Nashville, TN 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of August, 19 85.

Margaret Cullen
MARGARET CULLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET CULLEN, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 9th day of August, 19 85.

My commission expires 7-18-87 Notary Public D. Arnette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Billy A. Robinson

Sworn to and subscribed before me
this 9th day of August, 19 85.

My commission expires 7-18-87 Notary Public D. Arnette Burton

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM

MARGARET CULLEN, unmarried

TO

BILLY A. ROBINSON ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

GOVCO.CO- CAPT.
156.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 162.50-
9289A08/21/95 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30093

IDENTIFICATION REFERENCE

Aug 21 8 35 AM '95

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165198