BOOK 7489 PAGE 795 Box 12

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 1988

June E. Robinson
Notary Public

MY COMMISSION EXPIRES: 07/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN., P.O. BOX 995, NASHVILLE, TN 37202
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM T. FOX (NAME)	MORTGAGE CORP.OF THE SOUTH (NAME)	162-6-83
5133 TUSCULUM COURT (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 10726 (STREET ADDRESS)	5DU-54005
NASHVILLE, TN 37211 (CITY) (STATE) (P.O. ZIP)	BIRMINGHAM, ALABAMA 35202 (CITY) (STATE) (ZIP)	

FOR AND IN 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, LARRY WAYNE SEXTON and wife, BETTY J. SEXTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM T. FOX, 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 Davidson County,Tennessee, being Lot No. 2 on the Plan of Fair Oaks Subdivision, Section One, as of record in Book 4175, pages 42 & 43, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Larry W. Sexton and wife, Linda M. Sexton by deed from Jones Homes,Inc., a Tennessee corporation of record in Book 4529, page 695, said Register's Office. The said Larry W. Sexton and Linda M. Sexton having since divorced and by Quitclaim deed of record in Book 4898, page 322, said Register's Office, the said Linda M. Sexton conveyed her interest in subject property to Larry Wayne Sexton.

This conveyance is subject to:
The Plan of record in Book 4175, pages 42 & 43, said Register's Office, shows an Owners Certificate, a 30 foot minimum building setback line from Tusculum Court and a 10 foot easement for public utility and drainage purposes along the rear & southerly side lined of said lot.

The undersigned LARRY WAYNE SEXTON and LARRY W. SEXTON are one and the same person.

LINDA M. SEXTON and LINDA MAY SEXTON are one and the same person.

1211:2 IDENTIFICATION REFERENCE
MAR 11 2 33 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is improved ( ) unimproved ( ) property, known as 5133 TUSCULUM COURT, NASHVILLE, TN 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 our hands this 11th day of MARCH, 1988

Larry Wayne Sexton
LARRY WAYNE SEXTON

Betty J. Sexton
BETTY J. SEXTON

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY WAYNE SEXTON and wife, BETTY J. SEXTON

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 11th day of MARCH, 19 88.

June E. Atkinson Notary Public

Commission Expires 07/17/88

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

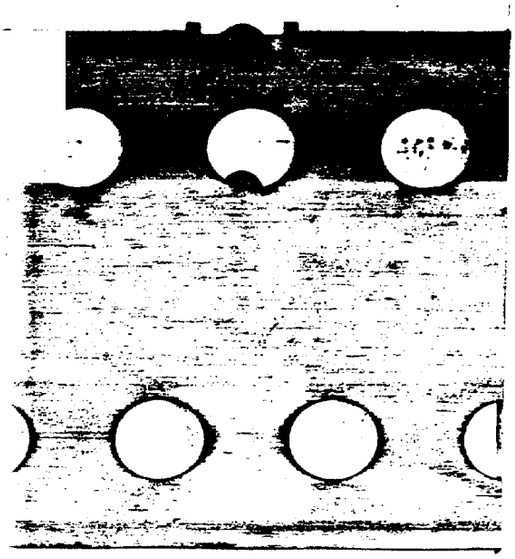
WARRANTY DEED

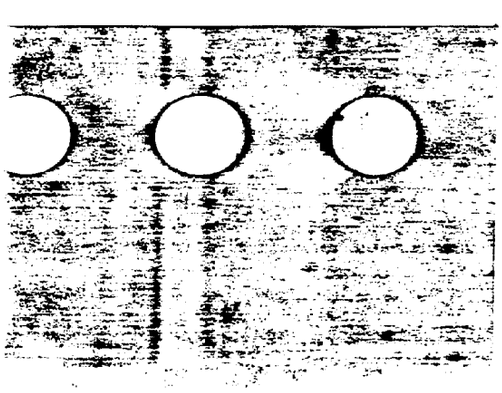
FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

5252 03/11 0101 03CHECK 219.50







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7489 PAGE 797

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 76000.00
CON TX 212.80
PRFEE 0.50
MDEED ~~6.00~~
TOTAL ~~219.30~~
CHECK 219.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/88 01 14:37 0001 5252

1211 1: 2.

IDENTIFICATION REFERENCE

MAR 11 2 33 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69898