FILE BOX 38 FILE #6757

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7534 PAGE 354

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN LEE ELDER (NAME)	CTX Mortgage Company (NAME)	MAP 108-16
3256 Priest Woods Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 19000 (STREET ADDRESS)	PARCEL 152
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	FB #3D77664

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, JAMES L. PRITCHARD and wife, JENNIFER A. PRITCHARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN LEE ELDER and wife, SHERRI C. ELDER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 16B on the Plan of Zone Lot Division Lots 13, 15, 16, 17, 18, 19 Section One Percy Priest Woods, as of record in Plat Book 5200, page 472, amended in Plat Book 5200, page 607, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Pritchard and wife, Jennifer A. Pritchard, by deed from Frances P. Douglass, unmarried, of record in Book 6563, page 317, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5984, page 865, amended in Book 6020, page 270, Book 6097, page 11, Book 6132, page 221, Book 6353, page 307, and Book 6560, page 667; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 472, amended in Plat Book 5200, page 607, said Register's Office.

3032 05/04 0101 03CHECK 171.70

27042

IDENTIFICATION REFERENCE

MAY 4 12 07 PM '88

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3256 Priest Woods Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 1988

James L. Pritchard
JAMES L. PRITCHARD

Jennifer A. Pritchard
JENNIFER A. PRITCHARD

BOOK 7534 PAGE 355

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James L. Pritchard and wife, Jennifer A. Pritchard with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of April, 1988.

My commission expires 3/11/91 Notary Public Helen D. Sears

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Sherri C. Elder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1988.

MY COMMISSION EXPIRES: 3/11/91
(AFFIX SEAL)

Helen D. Sears
Notary Public

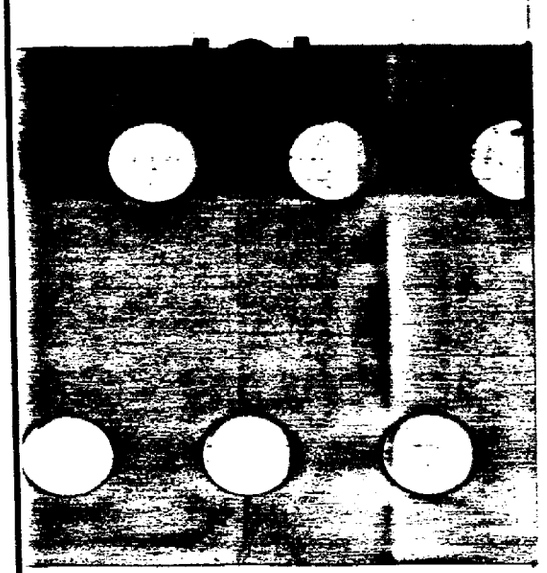
WARRANTY DEED

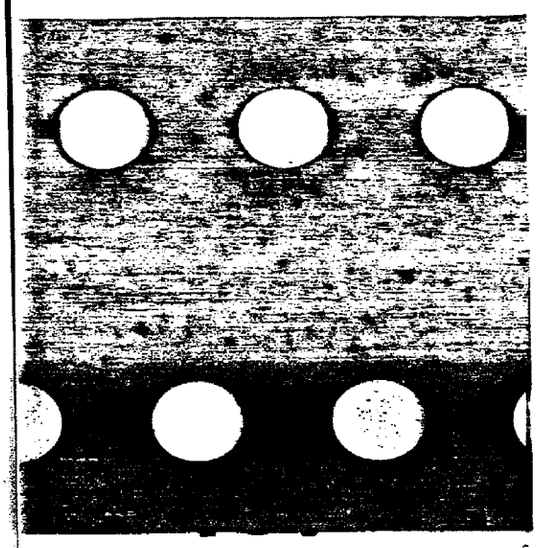
FROM
JAMES L. PRITCHARD and wife,
JENNIFER A. PRITCHARD

TO
JOHN LEE ELDER and wife, SHERRI C. ELDER

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7534 PAGE 356

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	59000.00
			CON TX	165.20
			PRFEE	0.50
			WDEED	6.00
			TOTAL	171.70
			CHECK	171.70

05/04/88 01 12:06 0001 3032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27042

IDENTIFICATION REFERENCE

MAY 4 12 07 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87310