STEWART & BLACK, ATTORNEYS
333 South Gallatin Road
Madison, TN 37115

BOOK 7771 PAGE 323

ADDRESS NEW OWNER:
CHARLES W. ELSEA ET UX
5801 LABRADOR LANE
ANTIOCH, TN 37013
SEND TAX BILLS TO:
CTX MORTGAGE COMPANY
P.O. BOX 19000
DALLAS, TEXAS 75219

MAP/PARCEL NUMBERS:

Map 172-08-A
Parcel 003.00 6642 02/13 0101 03CHECK 293.30

The actual consideration or value whichever is greater, for this transfer is $86,000.00.

Affiant

Subscribed and sworn to me, this the 2nd day of February, 1988.

Notary Public
My Commission Expires: 11-10-91

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PETER BOUDREAU ET UX, BARBARA BOUDREAU, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES W. ELSEA ET UX, BETH C. ELSEA, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5801 Laborador Drive, Antioch, Tennesssee.37013

To HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever, We covenant that we are lawfully seized and possessed of said real estate in fee simple,

have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 17 day of OCTOBER, 1988.

Peter Boudreau

Barbara Boudreau

STATE OF TN :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER BOUDREAU ET UX, BARBARA BOUDREAU, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, _____, on this the 17th day of Oct., 1988.

Louise Presley
Notary Public

My Commission Expires: My Commission Expires Jan. 11, 1992

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Hunters Branch Planned Unit Development, of record in Book 6250, page 513, Register's Office for said County.

SAID Lot No. 3, which is a corner lot, fronts 70.00 feet on the southerly margin of Barnes Road and fronts 111.63 feet on the easterly margin of Labrador Lane, said frontages being joined by a curve having a length of 39.27 feet, and extends back 78.53 feet on the southerly line and 134.74 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Peter Boudreau et ux, Barbara Boudreau, by Warranty Deed from Phillhall Corp., a Tennessee Corporation, of record in Book 6786, page 852, Register's Office for Davidson County, Tennessee.

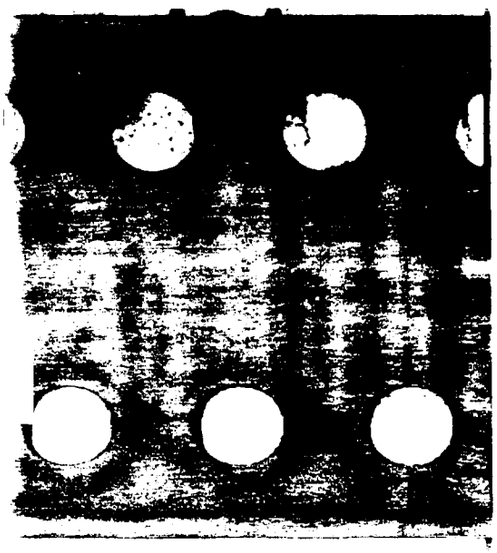
MAIL ENV.
FEB 13 10 23 AM '89
TENNESSEE
08506

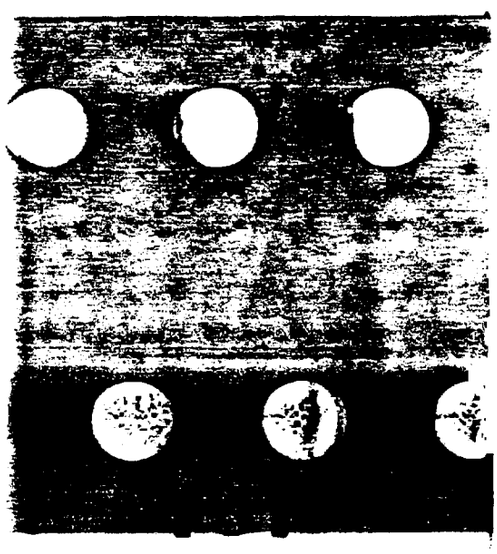
EXHIBIT "B"

1. Real property taxes for the year 1988 and all future years.

2. Plat of record in Book 6250, page 513, Register's Office for Davidson County, Tennessee, which includes a 20 foot minimum building setback line from Barnes Road and from Labrador Lane and a 20 foot public utility and drainage easement along the southerly lot line.

3. Restrictions of record in Book 6601, page 7, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7771 PAGE 326

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 86000.00
CON TX 283.80
PRFEE 0.50
WDEED 9.00
TOTAL 293.30
CHECK 293.30

02/13/89 01 10:28 0001 6642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08506

IDENTIFICATION

FEB 13 10 23 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 181114