BOOK 7784 PAGE 174

File in Box # 4

FORM NO. WD-1

89-3-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

W. Wilson Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1989

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
W. WILSON HENDERSON (NAME)	CTX MORTGAGE COMPANY (NAME)	Map 61-7
1013 Broadmoor Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 19000 (STREET ADDRESS)	Parcel 54
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	FB# 15DZ-1970

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, JAMES R. TOOMBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Wilson Henderson and wife, Charline D. Henderson, as tenants by the entirety

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. 21 of Block H on the Plan of Broadmoor, Section 2, as of record in Book 547, Page 174, Register's Office for said County.

SAID Lot No. 21 fronts 65 feet on the northerly side of Woodruff Drive and runs back between parallel lines, 155 feet to a dead line.

BEING the same property conveyed to James R. Toombs, by Deed from William Richards Swope, unmarried, of record in Book 5609, Page 912, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not the principal place of residence of the Grantor herein, he is a resident of Chicago, Cook County, State of Illinois.

THIS instrument is being executed in behalf of James R. Toombs pursuant to a "Power of Attorney" executed by same on the 28th day of February, 1989, and being filed for record simultaneously herewith.

This is unimproved ( ) improved (XX) property, known as 1013 Broadmoor Drive, Nashville, TN 37216
(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 his hand this 28th day of February, 19 89

James R. Toombs by Jane Morris
JAMES R. TOOMBS

BY: Jane Morris, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 7784 PAGE 175

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

Commission Expires_____ _____Notary Public

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___.

Commission Expires_____ _____Notary Public

WARRANTY DEED 3077

FROM JAMES R. TOOMBS

TO CHARLINE D. HENDERSON

IDENTIFICATION REFERENCE

Mar 2 1 32 PM '89

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

1806 03/02 0101 03CHECK 300.20

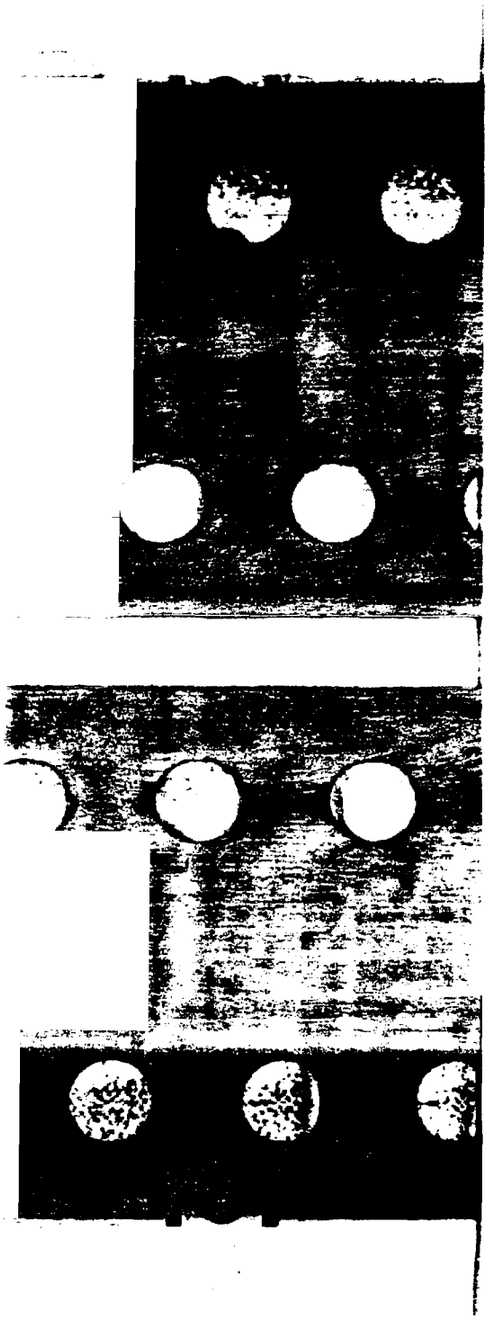
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE, Davidson County ss:

On this 28th day of February 1989, before me personally JANE MORRIS, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of JAMES R. TOOMBS, and acknowledged that she executed the same as the free act and deed of the said JAMES R. TOOMBS.

My Commission Expires: 11/10/91

_____
Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7784 PAGE 176

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 89000.00
CON TX 293.70
PRFEE 0.50
MDEED 6.00
TOTAL 300.20
CHECK 300.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/89 01 13:34 0001 1806

13077

IDENTIFICATION REFERENCE

Mar 2 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 186390