ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
DENNIS A. TALBOT (NAME)	CTX MORTGAGE COMPANY (NAME)	
202 OVERCREST COURT (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 19000 (STREET ADDRESS)	147-G
NASHVILLE, TN (CITY) (STATE) (ZIP CODE)	DALLAS, TX. 75219 (CITY) (STATE) (ZIP CODE)	PAR. 84

BOOK 7996 PAGE 892

WARRANTY DEED

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.

LEE ELTON SOWELL, WIDOWER, HEREIN AFTER, CALLED THE GRANTOR.

have bargained and sold, and by these presents do transfer and convey unto the said DENNIS A. TALBOT AND WIFE, DONNA JEAN TALBOT

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. 30 ON THE PLAN OF SECTION 1, REVISED, CALDWELL HALL, AS OF RECORD IN BOOK 2900, PAGES 57, 58, AND 59, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 30 FRONTS 93 FEET ON THE NORTHERLY MARGIN OF OVERCREST COURT AND EXTENDS BACK 148.5 FEET ON THE EASTERLY LINE AND 151 FEET ON THE WESTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 93 FEET.

BEING THE SAME PROPERTY CONVEYED TO LEE ELTON SOWELL AND WIFE, SUE LEE SOWELL BY DEED FROM MARY H. DILLON EARLS ET VIR E. NORMAN EARLS, JR., AS OF RECORD IN BOOK 4333, PAGE 328, SAID REGISTER'S OFFICE. THE SAID SUE LEE SOWELL HAVING SINCE DIED.

86448

IDENTIF. TREFERENCE

DEC 1 3 50 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 202 OVERCREST COURT, NASHVILLE, TENNESSEE
(House Number) (Street)

(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 28th day of NOVEMBER, 19 89.

X Lee Elton Sowell

LEE ELTON SOWELL

BOOK 7996 PAGE 893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LEE ELTON SOWELL, A WIDOWER

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

Witness my hand and official seal at NASHVILLE, TN 37214, this 28th day of NOVEMBER, 19 89.

My commission expires 9-11-90 Notary Public Tracey Trumpbour

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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 $ 76,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

X Dennis A. Talbot

Sworn to and subscribed before me this 28th day of NOVEMBER, 1989.

My commission expires 9-11-90 Notary Public Tracey Trumpbour

This instrument was prepared by:

W.G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TN 37214
Name Address

WARRANTY DEED

FROM LEE ELTON SOWELL, A WIDOWER

TO DENNIS A. TALBOT AND WIFE, DONNA J. TALBOT

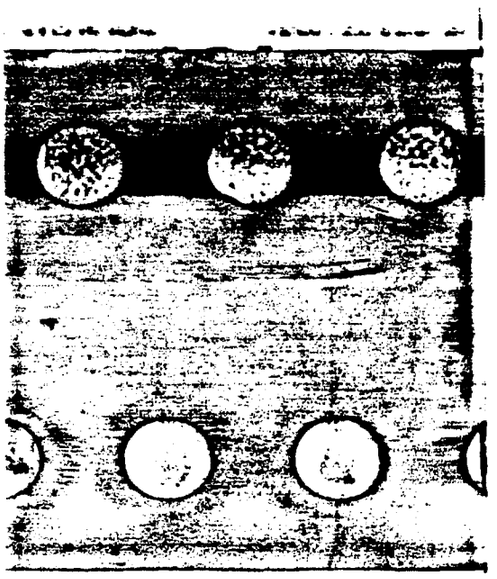
1143 12/01 0101 03CHECK 257.80

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PLEASE RETURN TO:
W.G. TRABER
P.O. BOX 140255
NASHVILLE, TN 37214

OFFICIAL RECEIPT

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



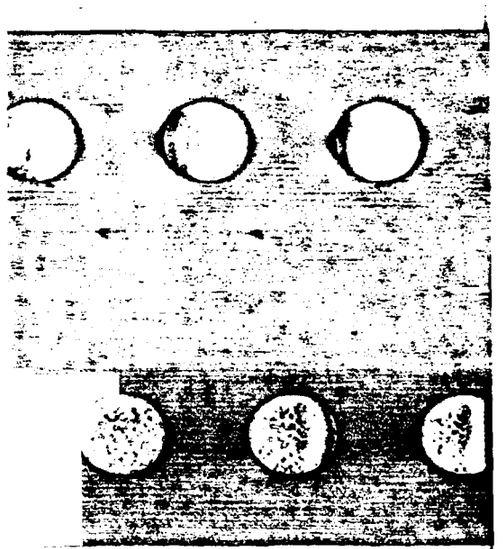
RECEIVED OF _____

FOR _____

BOOK 7996 PAGE 894

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 250.80
				PRFEE 1.00
				MDEED 6.00
				TOTAL 257.80
				CHECK 257.80
12/01/89	01			15:47 0001 1143



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86448

IDENTIF. TREFERENCE

DEC 1 3 50 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272357