STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES 7/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas A. Ranseen (NAME)	CTX Mortgage Corporation (NAME)	MAP 103-12
3814 Central Avenue (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 270
Nashville, Tn 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	26W 1665

FOR AND 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, Terry L. Clements and wife, Nancy C. Clements

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas A. Ranseen and wife, Danette D. Ranseen

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 the easterly 45 feet of Lot No. 215 and the westerly 5 feet of Lot No. 216 on the Map of Richland Realty Company's Secon Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

SAID property fronts 50' on the northerly side of Central Avenue and extends back 200 feet along the easterly and westerly side lines to a rear line measuring 50' thereon.

BEING the same property conveyed to Terry L. Clements and wife, Nancy C. Clements by deed from Arthur Joseph Rebrovick, Jr. of record in Book 5091, Page 771, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

07044

5333 04/16 0101 03CHECK 412.90

unimproved ( )
This is improved (X) property, known as 3814 Central Avenue, Nashville, Tn 37205
(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 hand s this 12th day of April, 19 91

Terry L. Clements

Nancy C. Clements

BOOK 8331 PAGE 239

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 Terry L. Clements and wife, Nancy C. Clements

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 12th day of April, 1995.

Commission expires 11/22/95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

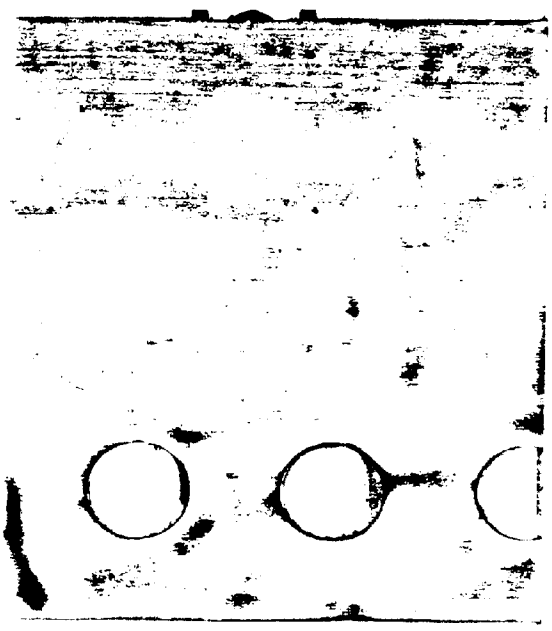
Terry L. Clements and wife, Nancy C. Clements

TO

Thomas A. Ranseen and wife, Danette D. Ranseen

RETURN TO:

Saturn & Mazer, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 210

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

123000.00

MOR TX 405.90

ERR CO

MOR TX 405.90-

CON TX 405.90

PRFEE 1.00

WDEED 6.00

TOTAL 412.90

CHECK 412.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/91 01 12:29 0001 5333

07040

IDENTIF. REFERENCE

APR 16 12 29 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 413381