WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8359 PAGE 754

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. FROST (NAME)	CTX MORTGAGE COMPANY (NAME)	Map 132-15
4418 Prescott Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 19000 (STREET ADDRESS)	Parcel 43
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	F.B. #OH204

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, F. LEON RAPER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. FROST AND WIFE, KATHERINE P. FROST

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. 93 on the Plan of Section III Southmeade, as of record in Plat Book 2900, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to F. Leon Raper and wife, Judy Ann Raper by deed from John A. Koerner and wife, Pam L. Koerner of record in Book 6930, page 243, said Register's Office. F. Leon Raper and Judy Ann Raper have since been divorced by Final Decree in the Probate Court for Davidson County, Tennessee, Rule No. 90D-2799, dated November 9, 1990. Judy Ann Raper has subsequently conveyed her interest in said property to F. Leon Raper by Quitclaim Deed of record in Book 8244, page 203, Register's Office for Davdison County, Tennessee. The said F. Leon Raper and Franklin Leonidas Raper being one and the same person.

This conveyance is subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2900, page 92, Register's Office for Davidson County, Tennessee.

17210

IDENTIFICATION

May 28 9 47 AM '91

unimproved ( )
This is improved (XX) property, known as 4418 Prescott Road, Nashville, Tennessee 37204

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 23rd day of May, 1991.

F. Leon Raper

F. LEON RAPER

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. LEON RAPER, unmarried

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of May 19 91

My commission expires 1-22-95 Notary Public

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
UNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 91

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

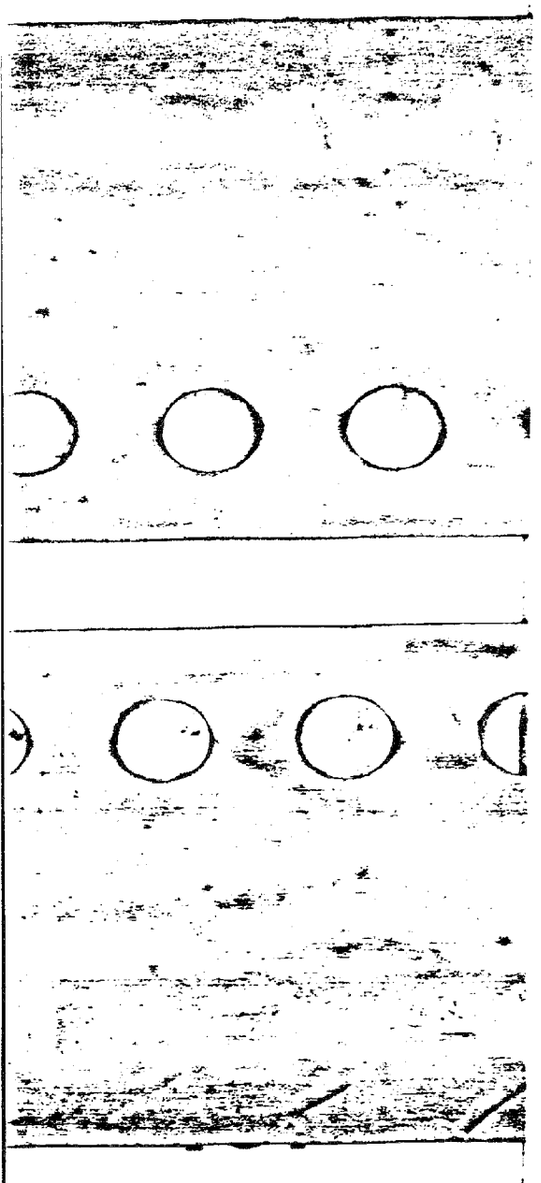
WARRANTY DEED

FROM F. LEON RAPER, unmarried

TO JAMES D. FROST AND WIFE, KATHERINE P. FROST

5485 05/28 0101 03CHECK 386.17

PLEASE RETURN TO:
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 _____

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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 114900.00
CON TX 379.17
PRFEE 1.00
WDEED 6.00
TOTAL 386.17
CHECK 386.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY

05/28/91 01 09:49 0001 5485

17210

IDENTIFICATION REFERENCE

MAY 28 9 47 AM '91

No. 425046