WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

BOOK 8445 PAGE 671

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NANCY LEE SNOWDEN	CTX MORTGAGE COMPANY	Map 117-13-B
(NAME)	(NAME)	
511 Belgrave Park	P.O. Box 19000	Parcel 20 co
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Dallas, Texas 75219	F.B. #7DA91372
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, LUANN F. ACKER AND HUSBAND, DALE W. HOUTKOOPER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY LEE SNOWDEN, UNMARRIED

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. 511 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and corrected in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to LuAnn F. Acker and husband, Dale W. Houtkooper by deed from Gary Moore, d/b/a Irresistable Homes and wife, Virginia B. Moore of record in Book 7621, page 26, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and will be paid by the Grantors herein; (2) Restrictions and reciprocal easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Easements of record in Book 1037, page 572, and in Book 1286, page 690; (4) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, amended and restated in Book 8106, page 1; (5) Dedication of common area of record in Book 7175, page 761; (6) Charter of Incorporation of record in Book 6548, page 213; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683, and corrected in Book 6800, page 164, said Register's Office; and (8) Storm Water Detention Agreement of record in Book 6555, page 328, said Register's Office.

47588

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unimproved ( )
This is improved (XX) property, known as 511 Belgrave Park, Nashville, Tennessee 37215

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 17th day of September, 19 91.

LUANN F. ACKER

DALE W. HOUTKOOPER

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUANN F. ACKER AND HUSBAND, DALE W. HOUTKOOPER

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

Witness my hand at office, this 17th day of September, 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)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Nancy Lee Snowden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1991.

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

Notary Public

WARRANTY DEED

FROM

LUANN F. ACKER AND HUSBAND,
DALE W. HOUTKOOPER

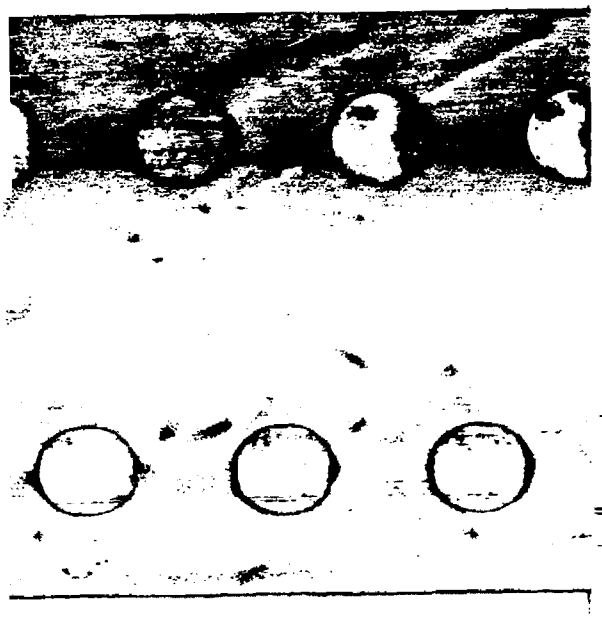
TO

NANCY LEE SNOWDEN, UNMARRIED

2138 09/19 0101 CHECK 1072.00

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 _____

BOOK 8445 PAGE 673

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 288000.00 CON TX 1065.60 PRFEE 1.00 WDEED 6.00 TOTAL 1072.60 CHECK 1072.60	
09/19/91	01		09:20 0001 2138	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47,988

TENNESSEE

SEP 19 9 19 AM '91

No. 460359