This Instrument Prepared By:

FILE BOX
#52

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita Joyce Randolph	CTX Mortgage Company	147-09-0 113.00
(NAME)	(NAME)	
5037 Briarwood Drive	P.O. Box 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by Rita Joyce Randolph and Dianna Gail Randolph, both unmarried persons and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

John Jeffries Carlton and wife, Christine Schaner Carlton, ~~XXXXXXXXXXXXXXXX~~

have this day bargained and sold, and do hereby transfer and convey unto the said Rita Joyce Randolph and Dianna Gail Randolph, both unmarried persons *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 223 on the plan of Section Three, Caldwell Country Estates, of record in Book 2663, page 130, and amended in Book 2910, page 391, all in Register's Office for said County.

Said Lot No. 223 fronts 95 feet on the southerly margin of Briarwood Drive and extends back 430.8 feet on the easterly line and 411.3 feet on the westerly line to a dead line in the rear, measuring 98.25 feet thereon.

Being the same property conveyed to John Jeffries Carlton by quit claim deed from Sandra Hall Carlton (also known as Sandra H. Carlton) of record in Book 8357, page 296, Register's office for Davidson County, Tennessee.

Christine Schaner Carlton joins into this conveyance for the express purpose of relinquishing any and all marital interests which she may have in the aforedescribed real property.

This conveyance is subject to: (1) Taxes, (2) All Restrictions of record, (3) All Easements of record, (4) All Visible Easements, (5) All applicable Governmental and Zoning Regulations.

3056 11/04 0101 03CHECK 332.75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 87,500.00

Subscribed and sworn to before me this the 29th *day of* October *19* 92

My Commission expires: 11-25-95 *(Affix Seal)*

Affiant Dianna Gail Randolph

Notary Public Barbara L. McKee

unimproved ( )
This is improved (X) property, known as 5037 Briarwood Drive Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 29th *day of* October *, 19* 92*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Jeffries Carlton

Christine Schaner Carlton

John Jeffries Carlton

Christine Schaner Carlton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* John Jeffries Carlton and wife, Christine Schaner ~~Carlton, a married person~~

the within named 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 Brentwood, *Tennessee, this* 29th *day of* October, *19* 92

Barbara L. McGee *Notary Public*

Commission expires 11-25-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____. *Witness my hand and official seal at* _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

My Commission Expires _____

6 0 9 6 4

IDENTIFICATION REFERENCE

Nov 4 10 13 AM '92

ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM John Jeffries Carlton and wife, Christine Schaner Carlton, a married person

TO Rita Joyce Randolph and Dianna Gail Randolph, both unmarried persons

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



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 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	87500.00
CON TX	323.75
PRFEE	1.00
WDEED	8.00
TOTAL	332.75
CHECK	332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3056

6096.4.

IDENTIFICATION REFERENCE

Nov 4 10 13 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 586923