Box 58

BOOK 9032 PAGE 800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

K. Vicky Blackston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: 11-27-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery C. Blackston (NAME)	CTX Mortgage Company (NAME)	MAP 162-6
112 Bess Court South (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 373
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	LOT 80

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, Nicolette Ann Judkins, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery C. Blackston and wife, Vicky L. Blackston

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 Lot No. 80 on the plan of the Resubdivision of Lot Nos. 80 and 81 of Bess Estates, Section 2, as of record in Plan Book 5060, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stanley Ray Judkins and wife, Nicolette Ann Judkins, by deed from Dan Duer and wife, Janie Duer, of record in Book 5124, page 533, Register's Office for Davidson County, Tennessee, the said parties having since divorced and Stanley Ray Judkins having quitclaimed his interest to Nicolette Ann Judkins, in Book 6062, page 779, and re-recorded in Book 6068, page 306, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Restrictive covenants contained in instrument of record in Book 4868, page 132, said Register's Office.

Plan of record in Book 5060, page 20, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1993 and subsequent years, a lien, but not yet due and payable.

Mortgage Loan Inspection prepared by John Kohl & Company, P.C. dated July 23, 1993 indicates asphalt driveway encroaches adjoining Lot #79 by 1.3 feet..

unimproved ( )
This is improved (X) property, known as 112 Bess Court South, Antioch, TN 37013 256.90
(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 my hand this 30th day of July 19 93

X Nicolette Ann Judkins
Nicolette Ann Judkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicolette Ann Judkins, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 1993.

Commission expires 11-27-93

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_____.

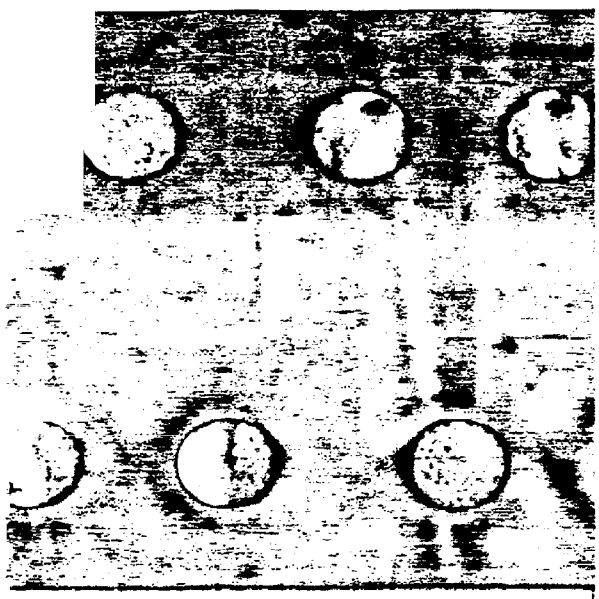
My commission expires _____

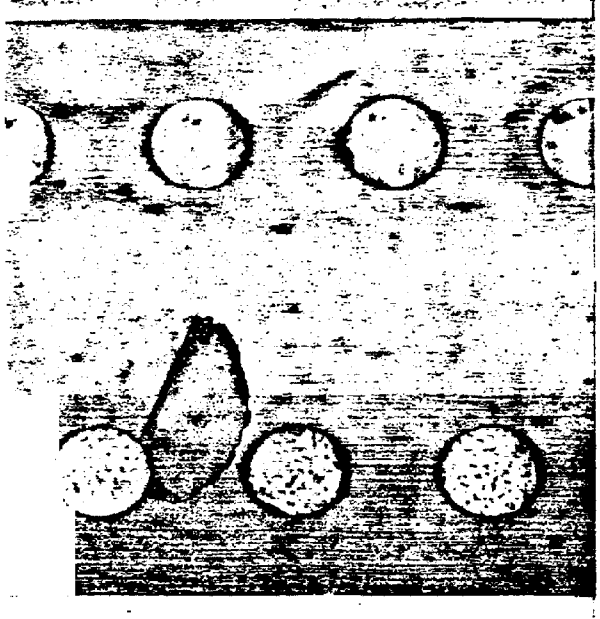
Notary Public

IDENTIF. & REFERENCE

93 AUG -2 PM 3:00

FELIX A. JOHNSON, REGISTER
DAVIDSON COUNTY, TN.





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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/93 01 15:00 0001 4562

47227
IDENTIF. ↑ REFERENCE

93 AUG -2 PM 3:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 680973