WARRANTY DEED

BOOK 9043 PAGE 469

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF August 19 93

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: September 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TROY D. STEPHENS (NAME)	CTX MORTGAGE COMPANY (NAME)	51-1-40
1013 DUE WEST AVENUE NORTH (ADDRESS)	P. O. BOX 19000 (ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (CITY) (STATE) (ZIP)	

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, MARY LOIS ABERNATHY; EZRA DAIL MIDGETT; JAMES DAVIS MIDGETT; DOYLE MILTON MIDGETT; ANNE EULALIA CUNNIFF; AND GLADYS MARIE CLARKE; THE HEIRS-AT-LAW OF *** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TROY D. STEPHENS, AN UNMARRIED MAN

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 known as Map 51-1, Parcel 40, Assessor's Office for said County, and being more particularly described according to a survey by John B. Kohl, III, dated August 5, 1993, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue North, said point being the common front corner to this property and that tract referenced in Deed Book 5804, page 164; thence leaving said margin, South 500 feet to a point; thence easterly 108.68 feet to a point; thence continuing along said line, an additional 108.68 feet to a point; thence northerly 144 feet to a point being a common corner to that property conveyed in Book 4019, page 733, said Register's Office; thence with the rear line of said property, westerly 47 feet to a point; thence continuing with said rear line, northwesterly 87 feet to a point; thence northerly 281 feet to a point in the margin of said Avenue; thence with said margin 100 feet to the point of BEGINNING.

Being part of the same property conveyed to Ezra W. Midgett and wife, Virgin M. Midgett, by deed from M. M. Cunniff and wife, Hattie B. Cunniff, of record in Book 1491, page 83, Register's Office for Davidson County, Tennessee. Virgin M. Midgett predeceased Ezra W. Midgett who subsequently died intestate, survived by Mary Lois Abernathy; Ezra Dail Midgett; James Davis Midgett; Doyle Milton Midgett; Anne Eulalia Cunniff; and Gladys Marie Clarke, as his Heirs-at-Law.

SOURCE OF DESCRIPTION: Survey dated August 5, 1993, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

*** EZRA W. MIDGETT

unimproved ( )
is improved (X) property, known as 1013 DUE WEST AVENUE NORTH, MADISON, TN 37115
(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 5th day of August 19 93

Mary Lois Abernathy — MARY LOUIS ABERNATHY
Ezra Dail Midgett — EZRA DAIL MIDGETT
James Davis Midgett — JAMES DAVIS MIDGETT
Doyle Milton Midgett — DOYLE MILTON MIDGETT
Anne Eulalia Cunniff — ANNE EULALIA CUNNIFF
Gladys Marie Clarke — GLADYS MARIE CLARKE

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 MARY LOIS ABERNATHY; EZRA DAIL MIDGETT; JAMES DAVIS MIDGETT; DOYLE MILTON MIDGETT; ANNE EULALIA CUNNIFF; AND GLADYS MARIE CLARKE

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 5th day of August, 19 93

Commission expires September 25, 1993

I. DYKE TATUM 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 _____

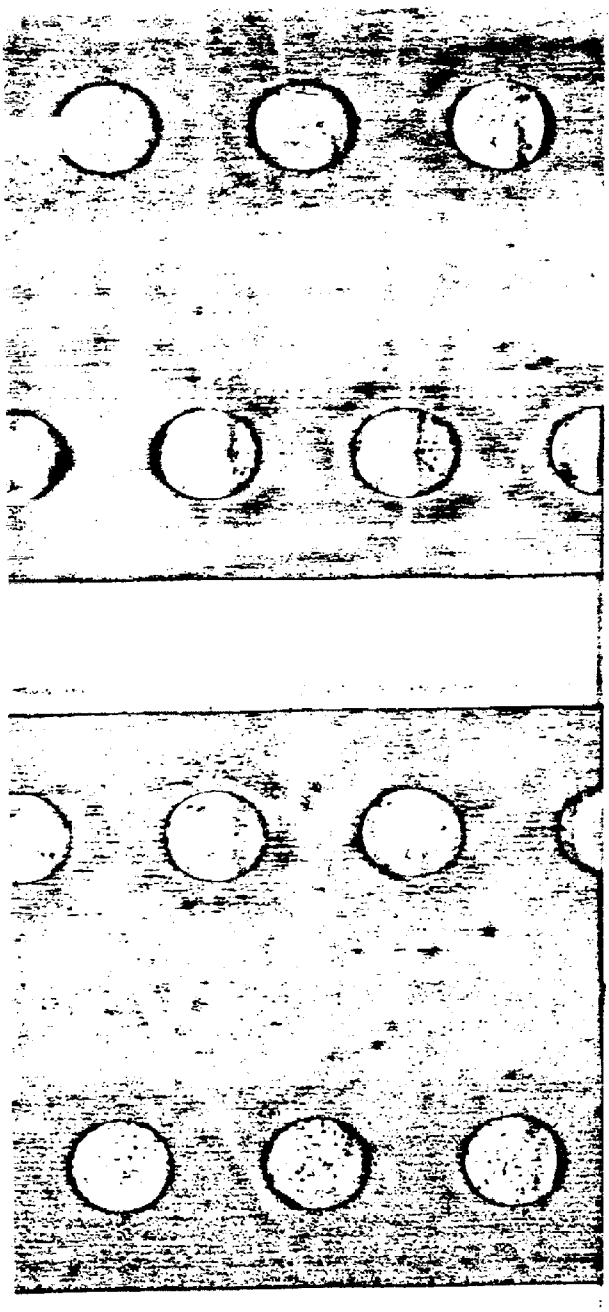
Notary Public

93 AUG 10 PM 2:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

50719

8312 08/10 0101 03CHECK 168.10



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9043 PAGE 471

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	43000.00
			CON TX	159.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	168.10
			CHECK	168.10
08/10/93	01	14:46	0001	8312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50719
IDENTIF. ↑ REFERENCE

93 AUG 10 PM 2:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 684678