OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,300.00

Susan Nichols
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF December, 19 93

Notary Public

My Commission expires: 9-28-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY

Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William A. Justus and wife (NAME)	BancOklahoma Mortgage Corp (NAME)	MAP: 86-7
1125 Jackson's View Dr. (ADDRESS)	P.O. Box 35688 (ADDRESS)	PARCEL: 30
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Tulsa, OK 74153 (CITY) (STATE) (ZIP)	4D-01122

Warranty Deed

For and in Consideration of the sum of $ 84,300.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Jay L. Hoppus and wife, Virginia L. Hoppus

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

William A. Justus and wife, Betty Jo Justus

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Jackson's Retreat, Phase I, Section II, as of record at Book 5200, page 334, as amended at Book 5972, page 96, Register's Office for said County, to which plans reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantors herein by deed as of record at Book 7662, page 694, said Register's Office.

This conveyance is subject to 1994 and future year's property taxes, to Declarations of Covenants, Conditions & Restrictions as of record at Book 5741, page 360 and Book 5676, page 67, and the limitations on said plan(s) at Book 5200, page 334 and Book 5972, page 96, all recording references to said Register's Office.

00332

IDENTIFICATION REFERENCE

DEC 23 AM 10:1

FEE $ PAID

This is improved (X) property, known as 1125 Jackson's View Dr., Hermitage, TN 37076
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of December, 19 93.

Jay L. Hoppus
Jay L. Hoppus

Virginia L. Hoppus
Virginia L. Hoppus

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9198 PAGE 27

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jay L. Hoppus and wife, Virginia L. Hoppus _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21st day of December, 1993.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

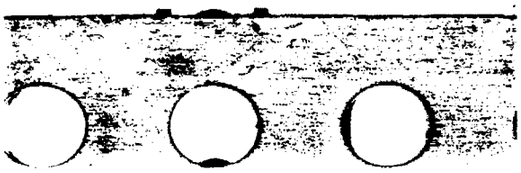
12/23 0101 03CHECK

320.91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9198 PAGE 28

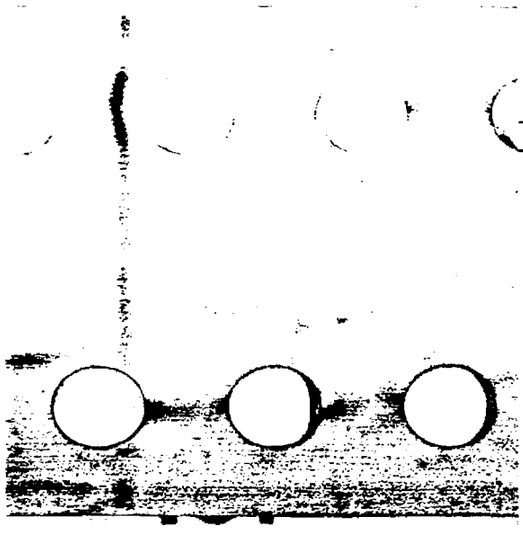
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84300.00
				CON TX 311.91
				PRFEE 1.00
				WDEED 8.00
				TOTAL 320.91
				CHECK 320.91
12/23/93	01			10:18 0001 7941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00332 IDENTIF. & REFERENCE

93 DEC 23 AM 10:17 REGISTER'S OFFICE DAVIDSON COUNTY, TN.



No. 737900