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Bq 52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF March, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/7/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William C. Bearden (NAME)	CTX Mortgage Company (NAME)	50-3-B-34 CO
1033 Mulberry Way (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, TN 37207 (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, John D. Withrow, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Bearden

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. 34 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, pages 85, 86, and 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 62.27 feet on the southwesterly margin of Mulberry Way and extends back 109.60 feet on the southeasterly line and 105.00 on the northwesterly line to a dead line in the rear measuring 32.79 feet thereon.

Being the same property conveyed to John D. Withrow by quitclaim deed from John Peter Fox and wife, Monica Sue Fox, of record in Book 9128, page 381, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Dortha Withrow , wife of John D. Withrow joins into this conveyance for the purpose of conveying any marital interests which she may have in the aforedescribed real property but in no way joins into the warranties expressed herein.

unimproved ( )
This is improved (X) property, known as 1033 Mulberry Way, Nashville, TN 37207
(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 1st day of March 19 94

John D. Withrow BY Samuel F. McCall ATTORNEY IN FACT
John D. Withrow

Dortha Withrow BY Samuel F. McCall ATTORNEY IN FACT
Dortha Withrow

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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 John D. Withrow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of March 19 94.

Commission expires _____

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

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On this 1st day of March, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Samuel L. McComb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John D. Withrow and wife, Dortha Withrow, and acknowledged that he executed the same as the free act and deed of the said John D. Withrow and wife, Dortha Withrow. Witness my hand and official seal at Brentwood, Tennessee this 1st day of March, 1994.

My Commission Expires:
11/7/95

Notary Public

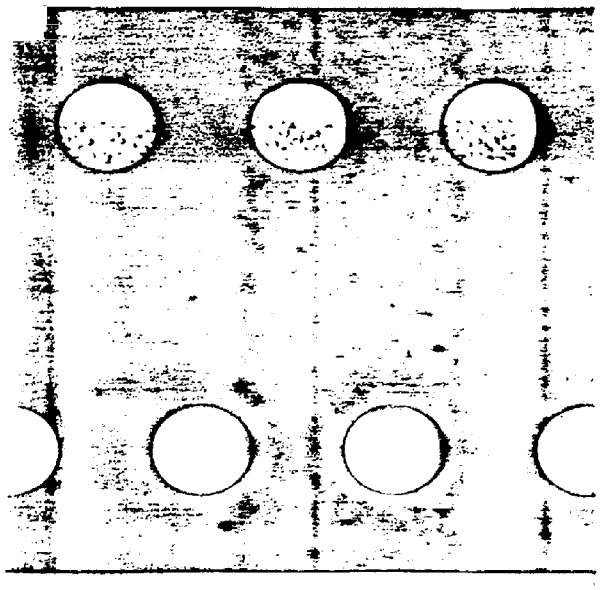
94 MAR -3 PM 2:00
FILED FOR RECORD & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

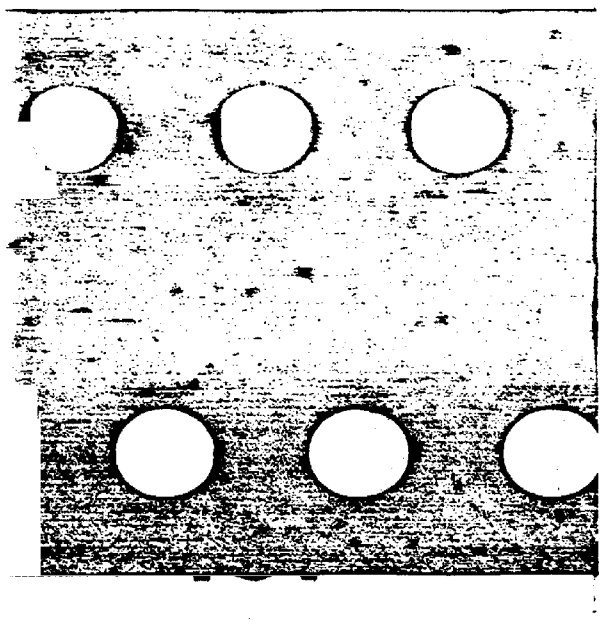
IDENTIFICATION REFERENCE
23678

7140 03/23 0101 03CHECK

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275.40





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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40
03/03/94 01 14:01 0001 7140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23478
IDENTIFICATION REFERENCE

94 MAR -3 PM 2:00

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762564