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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: NOV 9 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Blackwood, Jr. (NAME)	CTX Mortgage Company (NAME)	171-00-0-064
5650 Cloverland Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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 H. Dunn, Jr. and Shannon Michelle Bailey and Angel Renee Dunn HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Blackwood, Jr. and wife, Ruth Ann Blackwood 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 the 6th, formerly the 8th Civil District of Davidson County, Tennessee, being Lot No. 11 on the plan of Brentwood Gardens, of record in Book 1130, page 16, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John H. Dunn, Jr. and Shannon Michelle Dunn and Angel Renee Dunn, as joint tenants with rights of survivorship, by deed from Jane C. Hickerson, a single person, of record in Book 8184, Page 788, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1994 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the plan of record in Book 1130, page 16, Register's Office for Davidson County, Tennessee.

Carolyn Dunn joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of John H. Dunn, Jr.

Lawrence Bailey joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Shannon Michelle Dunn.

Angel Renee Dunn and Angel R. Dunn are one and the same person.

unimproved ( )
This is improved (X) property, known as 5650 Cloverland Drive, Brentwood, TN 37027
(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 15th day of March 19 94

John H. Dunn, Jr.

Carolyn Dunn

Angel Renee Dunn By: John H. Dunn, Jr., Attorney-In-Fact

Shannon Michelle Bailey By: John H. Dunn, Jr.

Shannon Michelle Bailey
By: John H. Dunn, Jr., Attorney-In-Fact

Lawrence Bailey By John H. Dunn, Jr.

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, the within named John H. Dunn, Jr. and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxx wife, Carolyn Dunn

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 Brentwood, Tennessee, this 15th day of March 1994.

Commission expires 6-28-95

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

WARRANTY DEED

FROM

John H. Dunn, Jr. and Shannon Michelle Bailey and Angel Renee Dunn

TO

Charles R. Blackwood, Jr. and wife, Ruth Ann Blackwood

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John H. Dunn, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Shannon Michele Bailey, Angel Renee Dunn and Lawrence Bailey, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Shannon Michelle Bailey, Angel Renee Bailey and Lawrence Bailey, bargainor(s) by the said John H. Dunn, Jr. as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennesssee on this the 15th day of March, 1994.

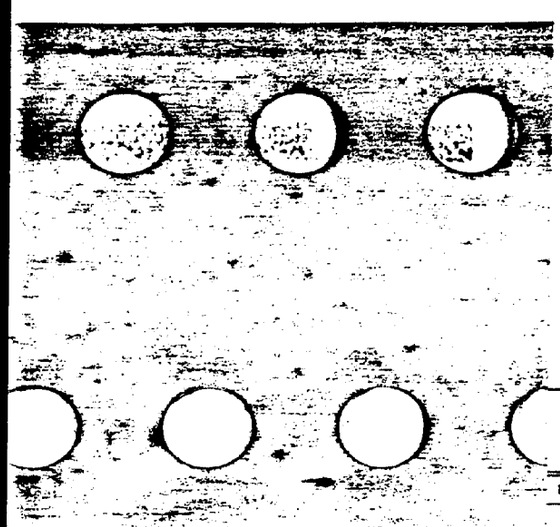
Notary Public

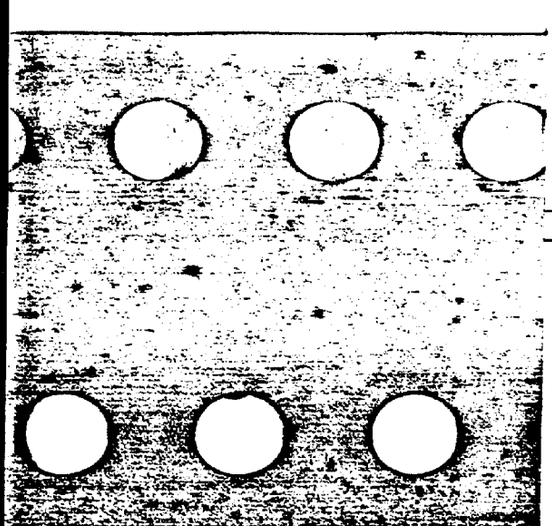
My Commission expires: 5-28-98

28678
IDENTIFICATION REFERENCE

94 MAR 17 AM 9:21
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2748 03/17 0101 03CHECK 494.00





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 130000.00
				CON TX 481.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 494.00
				CHECK 494.00
03/17/94	01			09:22 0001 2748

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28678
IDENTIF. & REFERENCE

94 MAR 17 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 768107