Bck 1

BOOK 9294 PAGE 657

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Lynn James	CTX Mortgage Company	162-16-0-D-51
(NAME) 512 Erna Court	(NAME) P.O. Box 19000	5DU77964
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(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, Carol P. Lewis and wife, Curtis Lewis, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Lynn James and wife, Freida Phillip James

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. 5 on the Plan of Honey Brook Subdivision Section 3 of record in Plat Book 7900, Page 242, as amended in Book 7900, Pages 379 & 380 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Curtis Lewis, Jr. and wife, Carol P. Lewis by deed of record in Book 8808, Page 269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Curits Lewis, Jr. by Carol P. Lewis as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9294, Page 656, in the Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 33264

94 MAR 30 AM 11:40
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 512 Erna Court, Antioch, TN 37013
(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 hands this 25th day of March, 1994

Carol P. Lewis

Curtis Lewis, Jr.
By: Carol P. Lewis, by his Attorney-in-fact

Carol P. Lewis, Attorney-in-fact

DCTN01WC

BOOK 9294 PAGE 658

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 Carol P. Lewis

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 Antioch, Tennessee, this 25th day of March 19 94

Commission expires October 9, 1995

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 DAVIDSON

On this March 25, 1994 before me personally appeared Carol P. Lewis, the person who executed the foregoing instrument on behalf of Curtis Lewis, Jr., and acknowledged that she executed the same as the free act and deed of the said Curtis Lewis, Jr., through Power of Attorney granted she by the said Curtis Lewis, Jr..

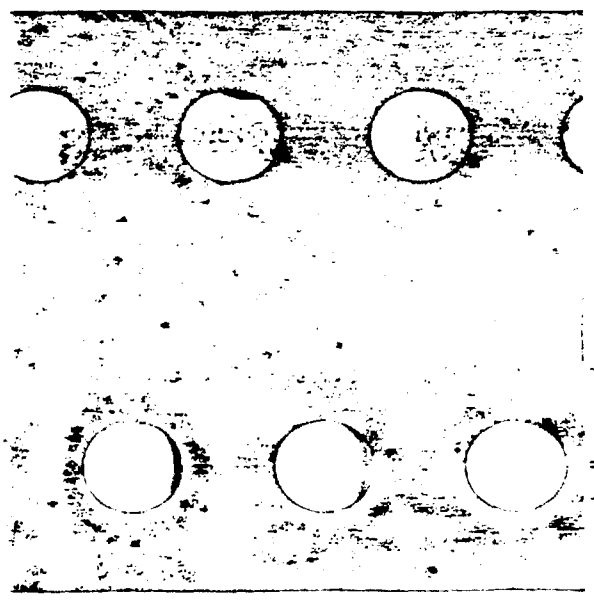
Commission Expires: 10-9-95

Notary Public

7770 03/30 0101 03CHECK

480.75

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

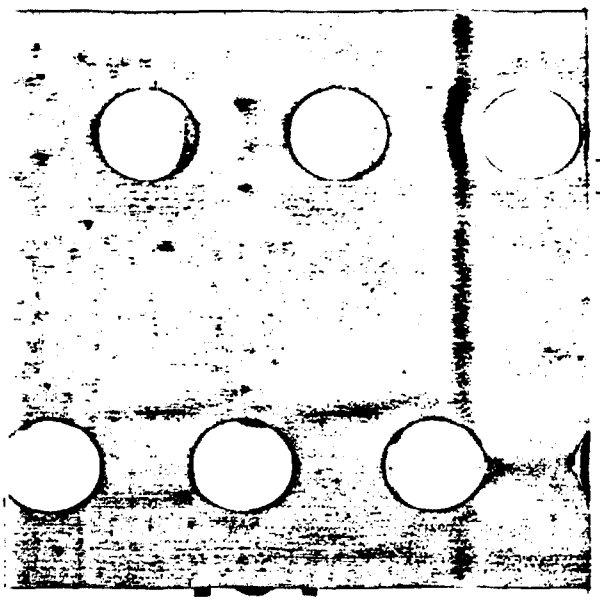
RECEIVED OF _____ BOOK 9294 PAGE 659

FOR _____

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	127500.00
			CON TX	471.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	480.75
			CHECK	480.75
03/30/94	01		11:41 0001	7770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



33264

IDENTIFICATION REFERENCE

94 MAR 30 AM 11:40

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

No. 773057