BOOK 9315 PAGE 446 Box 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

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

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(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
MICHAEL GENE SPEARS (NAME)	CTX MORTGAGE COMPANY (NAME)	141-11-A-11CO
712 ROCK HARBOUR COURT (ADDRESS)	P. O. BOX 19000 (ADDRESS)	09D-68622
NASHVILLE, TN 37221 (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 HUNTER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL GENE SPEARS AND WIFE, LORI LYNNE SPEARS

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. 321, on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, pages 184 and 185, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Hunter and wife, Janet Hunter, by deed from Mark T. Schell and wife, Sheila Fleming Schell, of record in Book 7975, page 795, Register's Office for Davidson County, Tennessee. SAID parties have since divorced and subject property is vested in John Hunter pursuant to Final Decree, Docket No. 92D-1084, Fourth Circuit Court of Davidson County, Tennessee, of record in Book 9264, page 990, said Register's Office. SAID property was also conveyed to John Hunter by Quitclaim Deed from Janet Hunter, of record in Book 9194, page 207, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of record in Book 4788, page 950; Book 4871, page 640; Book 4892, page 689; and Book 5463, page 238; By-Laws of record in Book 4892, page 679; and Charter of record in Book 4892, page 671, and amended in Book 8276, page 552; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated March 8, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South, Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 712 ROCK HARBOUR COURT, NASHVILLE, TN 37221
(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 15th day of April 19 94

John Hunter

JOHN HUNTER

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 JOHN HUNTER, UNMARRIED

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 Nashville, Tennessee, this 15th day of April 19 94

Commission expires July 26, 1997

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

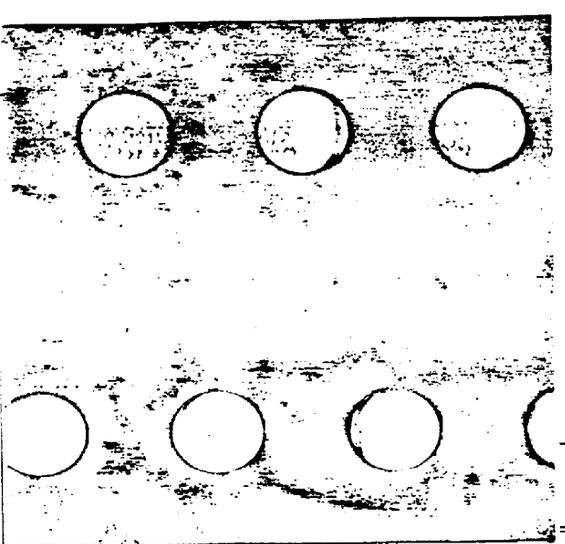
[illegible] 3:13 3231 CHECK 453.00

IDENTIFICATION REFERENCE

94 APR 18 PM 1:05

REGISTER
DAVIDSON COUNTY, TN.

40234



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

RECEIVED OF _____

FOR _____

BOOK 9315 PAGE 448

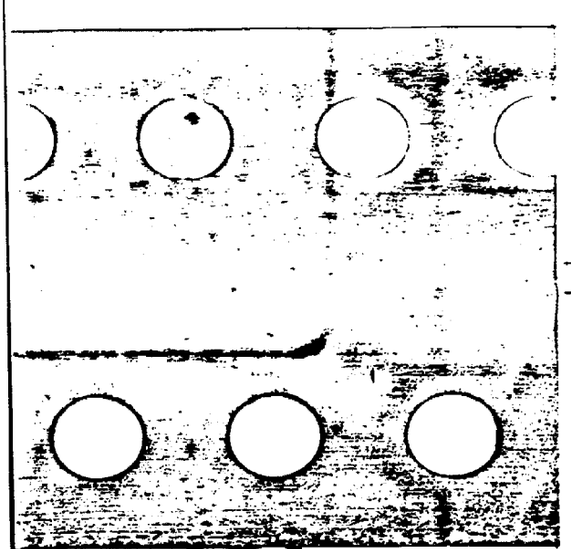
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

04/18/94 01 13:06 0001 5298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40234
IDENTIFICATION REFERENCE

94 APR 18 PM 1:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 780480