PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150[illegible]
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8[illegible]46

W & I Ref: (kd) (Title No: 35113)
Dav. Co. File: Box 8

PERCY [illegible] JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 79950.00

Affiant

Sworn and subscribed before me this 28th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Becky A. Buxkamper 4805 Dakota Avenue Nashville, TN 37209	CTX Mortgage Company P. O. Box 19000 Dallas, TX 75219-9000	91-15-306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Troy J. Cooley, Jr. and spouse, Tonya H. Cooley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Becky A. Buxkamper, a single person,** hereinafter called the **Grantee**, Grantee's 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. 706 of Block No. 33 on the Plan of Charlotte Park Addition to West Nashville as of record in Book 57, pages 102 and 103, Register's Office for said County.

SAID Lot No. 706 fronts 50 feet on the southerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Troy J. Cooley, Jr. unmarried and Tonya S. Hunt, unmarried, as joint tenants with right of survivorship by deed from Gregory T. Wolf, unmarried and Mary Pat Wolf, unmarried as tenants in common. of record in Book 8933, page 465, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

46129
IDENTIF. & REFERENCE

94 MAY -4 AM 9:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1782 05/04 0101 03CHECK 304.81

This is improved property, known as: 4805 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of April, 1994.

Troy J. Cooley, Jr.

Tonya H. Cooley

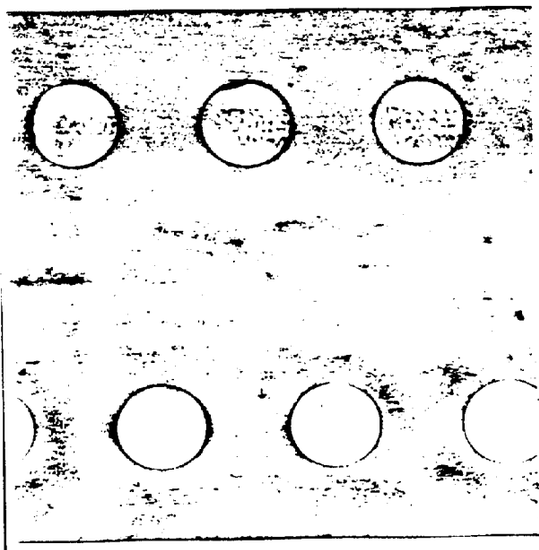
State of Tennessee
County of Davidson

On this 28th day of April, 1994, before me the undersigned authority, personally appeared **Troy J. Cooley, Jr.** and **Tonya H. Cooley,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY [illegible] JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9333 PAGE 260

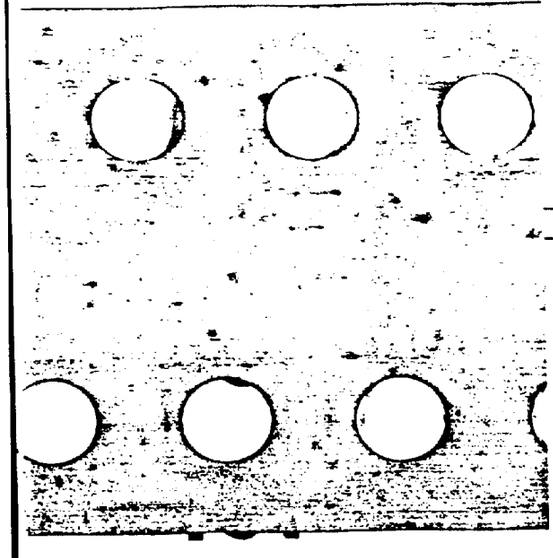
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79950.00
CON TX 295.81
PRFEE 1.00
WDEED 8.00
TOTAL 304.81
CHECK 304.81

05/04/94 01 09:52 0001 1782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46129
IDENTIF. ↑ REFERENCE

94 MAY -4 AM 9:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786863