This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9381 PAGE 527

ADDRESS NEW OWNER:
David Orkin
1613 Robards Way
Hermitage,TN. 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company
P.O.Box 19000
Dallas,Texas 75219-9000

MAP AND PARCEL:
MAP 86 7
PARCEL 190

WARRANTY DEED

7719 06/17 0101 03CHECK 357.91

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Monica Singletary and husband, Rick Babbitt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Orkin, Unmarried , 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:

> Being Lot 258 on the Revised Plan of Jackson's Retreat-Phase 5-B as of record in Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Monica P. Singletary, Unmarried , by deed from Phillips Builders, Inc. of record in Book 7718, Page 1, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360, Register's Office, Davidson County, Tennessee.

Subject to Charter of record in Book 5745, Page 283, By-Laws of record in Book 5745, Page 294, and Restrictions of record in Book 6806, Page 256, Register's Office, Davidson County, Tennessee.

This conveyance is subject to setback lines and easements of record in Book 6250, Page 905, said Register's Office.

This is improved property known as 1613 Robards Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Orkin, Unmarried, their heirs and assigns, forever; and we, Monica Singletary and husband, Rick Babbitt 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

62189
IDENTIF. & REFERENCE

94 JUN 17 PM 12:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Witness our hands this the 14th day of June, 1994.

Monica Singletary

Rick Babbitt

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Monica Singletary and husband, Rick Babbitt the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt.Juliet,TN. 37076, this the 14th day of June, 1994.

NOTARY PUBLIC

TERESA C. McMILLIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
COUNTY OF Wilson)

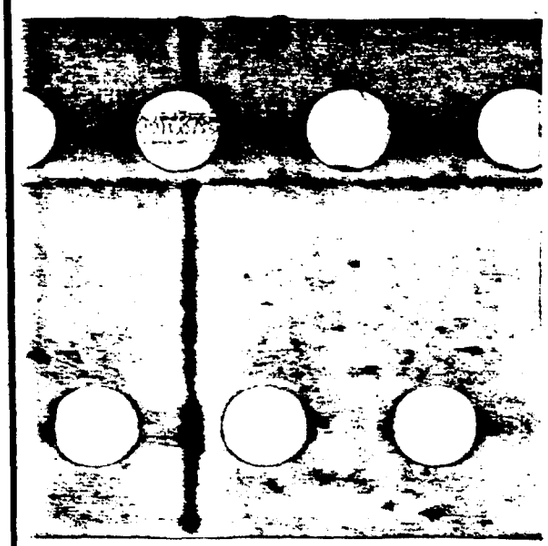
The actual value or consideration, whichever is greater, for this transfer is $ 94,300.00.

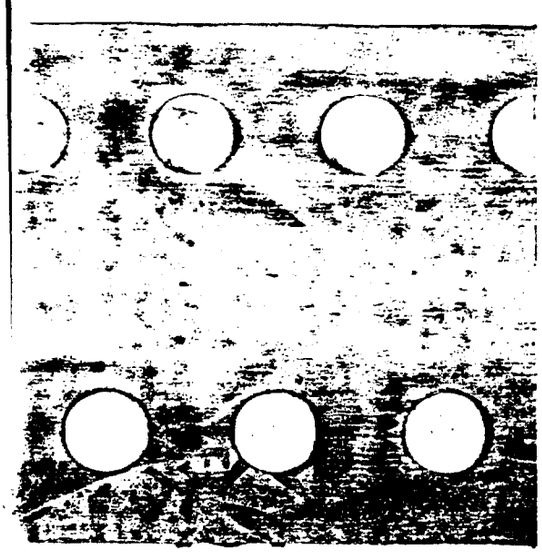
AFFIANT

Subscribed and sworn to before me this 14th day of June, 1994.

NOTARY PUBLIC
My Commission Expires: 11/22/97

TERESA C. McMILLIN NOTARY PUBLIC AT LARGE WILSON CO. TENN.





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 94300.00
CON TX 348.91
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 8.00
TOTAL 357.91
CHECK 357.91

06/17/94 01 12:37 0001 7319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62189
IDENTIF. ↑ REFERENCE

94 JUN 17 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 804052