THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JOHN KEITH WEATHERS
1506 Saunders Ave
Madison Tn 37115

SEND TAX BILLS TO:

CTX MORTGAGE COMPANY
P.O. BOX 19000
DALLAS, TEXAS 75219

MAP/PARCEL NUMBER:

MAP 51-11, PARCEL 39

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00.

John Keith Weathers
AFFIANT

Subscribed and sworn to me, this the 16TH day of JULY, 1994.

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, THOMAS M. BLACK AND WIFE, ANN S. BLACK, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JOHN KEITH WEATHERS, A MARRIED MAN, hereinafter referred to as GRANTEE, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1506 SAUNDERS AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, THEIR successors, heirs and

assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 16TH day of JULY, 1994.

THOMAS M. BLACK

ANN S. BLACK

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK AND WIFE, ANN S. BLACK, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 16TH day of JULY, 1994.

notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

MAIL ENV.

94 JUL 22 AM 10:11

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

73832

IDENTIF. & REFERENCE

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being part of Lot No. 12 on the Map of the The Subdivision of the Herbert Anderson Tract, as of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Saunders Avenue, (formerly Roberta Avenue) said point being 125 feet southerly of the common easterly corner of Lots Nos. 12 and 13; thence westwardly and parallel with the line between Lots Nos. 12 and 13, 220 feet to a point; thence southwardly and parallel with the line between Lots Nos. 12 and 13, 220 feet to a point in said westerly margin of Saunders Avenue; thence northwardly with said margin 100 feet to the point of beginning.

Being the same property conveyed to Thomas M. Black and wife, Ann S. Black, by Warranty Deed from Orlie J. Wood and wife, Arlene Wood, of record in Book 4393, page 768, Register's Office for Davidson County, Tennessee.

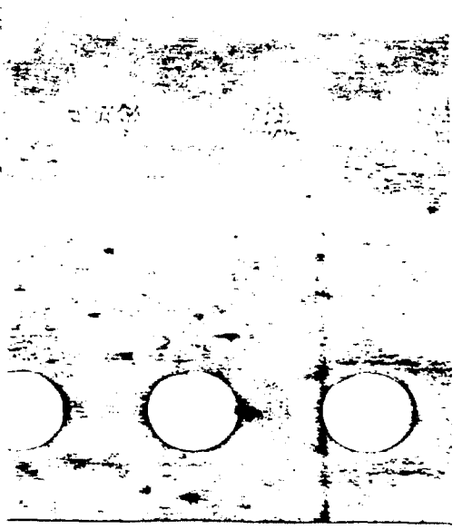
EXHIBIT 'B'

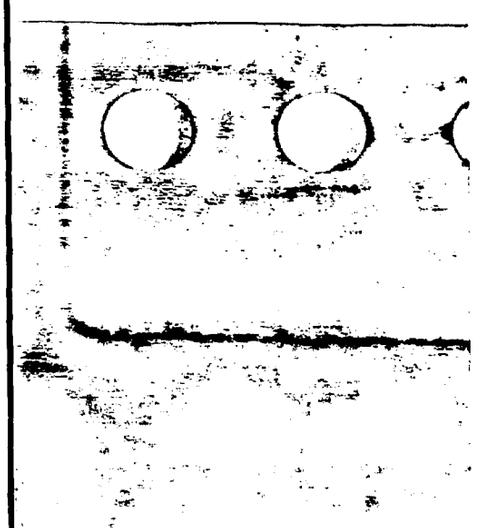
1. Real property taxes for 1994 and all future years.

2. All matters set forth in Plan of record in Plat Book 421, page 37, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.

3. Unrecorded easements for roads and utilities, if any.

9881 07/22 0101 03CHECK 358.95





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

RECEIVED OF _____

FOR _____

BOOK 9415 PAGE 80

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 93500.00
CON TX 345.95
PRFEE 1.00
WDEED 12.00
TOTAL ~~358.95~~
~~358.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/94 01 10:11 0001 9881

73832

IDENTIF. & REFERENCE

94 JUL 22 AM 10: 11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 816452