ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Andre K. Johnson	CTX Mortgage Company	MAP and PARCEL
	Attn: Tax Dept.	
4708 Terragon Trail	P. O. Box 19000	148-8-168
Antioch, TN 37013	Dallas, TX 75219	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Robert Daniel Timmons and Elizabeth Cole Timmons, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Andre K. Johnson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of The 2nd Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County.

Said Lot No. 2 fronts 63.42 feet on the northwesterly margin of Terragon Trail and extends back 112.83 feet on the northeasterly line and 118.13 feet on the southwesterly line to a dead line in the rear, measuring 77.50 feet thereon.

Being the same property conveyed to Robert Daniel Timmons and wife, Elizabeth Cole Timmons, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 5362, Page 994, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4708 Terragon Trail, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 18, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5179, Page 214, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $62,500.00

Andre K. Johnson
Affiant

Subscribed and sworn before me this 29th day of July, 1994.

Notary Public

My Commission Expires: 5/23/98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **July, 1994**.

Robert Daniel Timmons

Robert Daniel Timmons

Elizabeth Cole Timmons

Elizabeth Cole Timmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert Daniel Timmons and Elizabeth Cole Timmons, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville**,, Tennessee, this **29th** day of **July, 1994**.

Cindy Smith

Notary Public
My Commission Expires: 5/23/98

File No. 9407-264

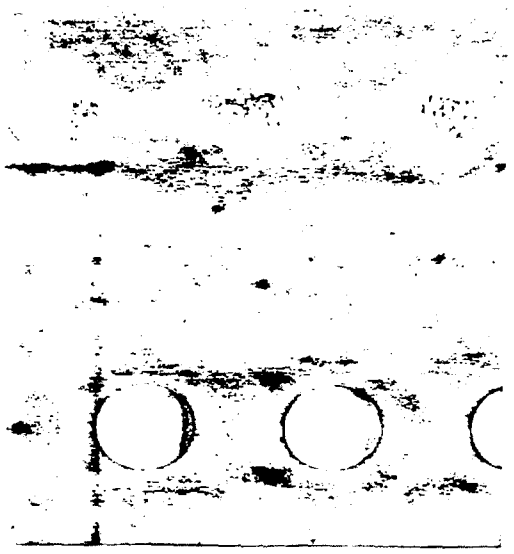
76498

IDENTIF. & REFERENCE

94 AUG -1 AM 9:56

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2771 08/01 0101 03CHECK 240.25



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

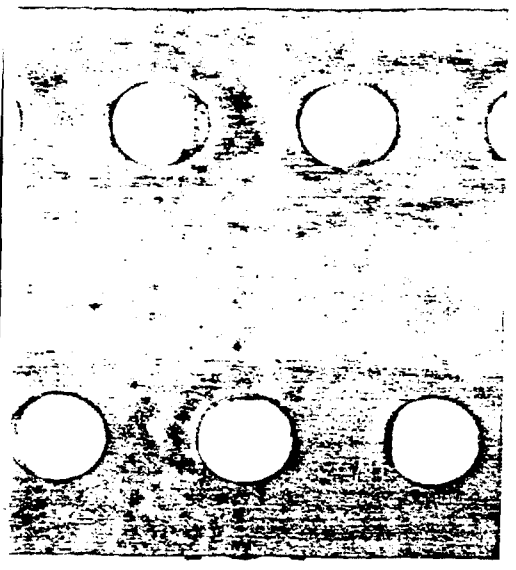
RECEIVED OF _____

FOR _____

BOOK 9422 PAGE 648

CD - 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	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
TOTAL	240.25
CHECK	240.25

08/01/94 01 09:56 0001 2771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76498
IDENTIF. & REFERENCE

94 AUG -1 AM 9:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 819312