File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9425 PAGE 961

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12675

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD N. FALBO (NAME)	CTX MORTGAGE COMPANY (NAME)	Map 142-16-B
316 Brunswick Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 19000 (STREET ADDRESS)	Parcel 40
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, ROBERT D. ROBERTSON AND WIFE, JUDITH L. ROBERTSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD N. FALBO, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 40 on the Plan of Arlington Green Phase I, as of record in Plat Book 6900, page 399 amended in Book 7517, page 281, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert D. Robertson and wife, Judith L. Robertson by deed from The Zeitlin Group, a Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation of record in Book 9035, page 90, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8120, page 402 amended in Book 8120 page 485, Book 8180 pages 230 and 232 and Book 8181 page 62; (3) Easements of record in Book 4594, page 650, Book 5459, page 654, Book 5473, page 171 and Book 8945, page 135; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 399 amended in Book 7517, page 281, said Register's Office. (5) Dedication of common area in Book 8625, page 750; (6) Charter of record in Book 8170, page 450, Book 7520, page 564.

77451

IDENTIFICATION REFERENCE

94 AUG -2 PM 2:38

FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER

unimproved ( )
This is improved (X) property, known as 316 Brunswick Place, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 28th day of July, 19 94

Robert D Robertson by Judith L Robertson
ROBERT D. ROBERTSON
BY: JUDITH L. ROBERTSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

Judith L Robertson
JUDITH L. ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9425 PAGE 962

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH L. ROBERTSON with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of July, 19 94.

My commission expires 11/20/96 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDITH L. ROBERTSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ROBERT D. ROBERTSON and is authorized by the said ROBERT D. ROBERTSON to execute this insturment on his behalf.

Witness my hand, at Office, this 28th day of July, 1994.

My Commission Expires: 11/20/96 _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 234,900.00

Ronald N. Falbo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 94.

MY COMMISSION EXPIRES: 11/20/96 _____ Notary Public
(AFFIX SEAL)

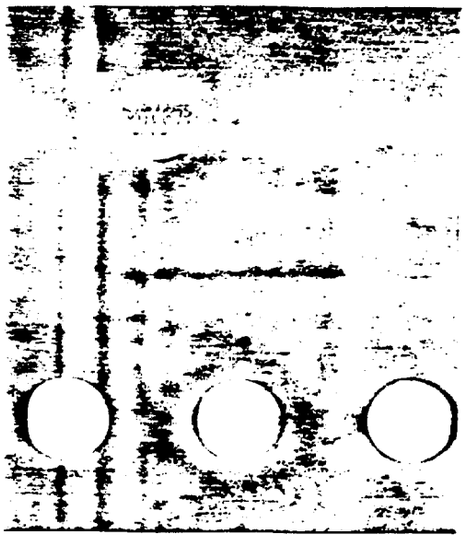
WARRANTY DEED

FROM ROBERT D. ROBERTSON AND WIFE, JUDITH L. ROBERTSON

TO RONALD N. FALBO

37722 08/02 0101 03CHECK 878.13

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9425 PAGE 963

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
234900.00
CON TX 869.13
PRFEE 1.00
WDEED 8.00
TOTAL 878.13
CHECK 878.13
08/02/94 01 14:38 0001 3772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77451
IDENTIF. # REFERENCE

94 AUG -2 PM 2:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 820295