FILE BOX 45

BOOK 9461 PAGE 767

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,266.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~
(AFFIX SEAL)

325-95

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. Michael Scalf (NAME)	BancOklahoma Mortgage Corp. (NAME)	MAP 96-09-A
745 Kent Road (ADDRESS)	P.O. Box 35688 (ADDRESS)	PARCEL 745
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Tulsa, OK 74153 (CITY) (STATE) (ZIP)	03DZ86145

FOR AND 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, WE, Jerry M. Nix and wife, Jeanne B. Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Michael Scalf and Betty W. Scalf, both 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 Unit No. A-745 on the Plan of Emery Place, as of record in Book 6250, page 719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jerry M. Nix and wife, Jeanne B. Nix, by deed from Jery M. Nix, of record in Book 9162, Page 559, Register's Office for said County. See also Book 7002, page 490, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6783, Page 205; Book 6845, page 515; Book 6715, page 96; Book 6887, page 730; and Book 6947, page 944, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6715, page 96, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Jerry M. Nix and wife, Jeanne B. Nix, to Phillip Stephen Freeman, Trustee, for Century Mortgage Corporation, dated October 25, 1993, and filed for record in Book 9162, Page 561, Register's Office for said County, with an unpaid principal amount of approximately $ 68,766.35, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

7187 09/12 0101 03CHECK 283.79

unimproved ( )
This is improved (X) property, known as 745 Kent Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 7th day of September, 19 94

Jerry M. Nix

Jeanne B. Nix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9461 PAGE 768

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry M. Nix and wife, Jeanne B. Nix

the bargainor s, with whom I am personally acquainted or 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 7th day of September, 19 94.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

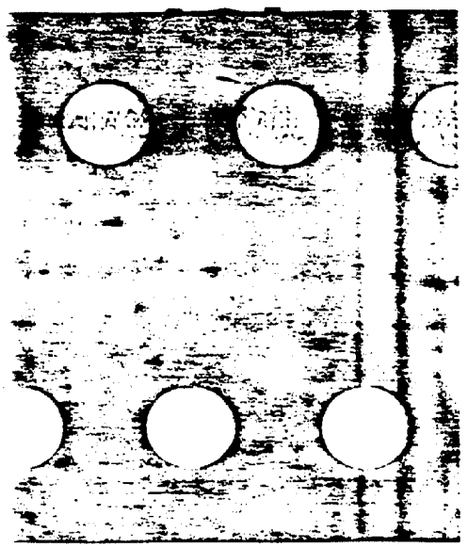
Notary Public

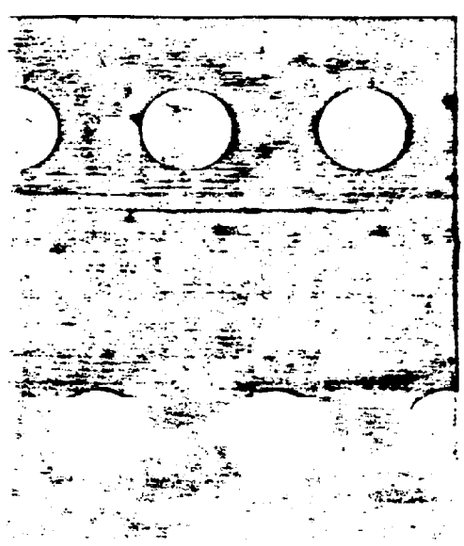
89765

IDENTIF. & REFERENCE

94 SEP 12 AM 8:38

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9461 PAGE 769

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	74266.35
CON TX	274.79
~~STATE~~	1.00
MTGFEE	8.00
TOTAL	283.79
CHECK	283.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/94 01 08:36 0001 7187

89765
IDENTIF. & REFERENCE

94 SEP 12 AM 8:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 833533