BOOK 9564 PG 396

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,489.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Castleman & Wischhof, 213 A Ward Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Michael W. Ellsworth | CTX MORTGAGE COMPANY | MAP & PARCEL: |
| (NAME) | (NAME) | |
| 1104 Pebble Creek Court East | P.O. BOX 19000 | 149-6-177 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | DALLAS, TX 75219 | 2DX 9219 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Ellsworth and wife, Evangelia Ellsworth

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:

LAND in Davidson County, Tennessee, BEING Lot No. 79 on the Plan of Oakwood, Phase 6, Section 2, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Centex Real Estate Corporation by deed from Houston Ezell Corporation, a Tennessee corporation, of record in Book 8578, page 310, said Register's Office.

This conveyance is subject to taxes for 1995 and subsequent years, restrictions and easements of record.

22966
IDENTIF. & REFERENCE

95 JAN -5 AM 9:49
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 1104 Pebble Creek Court East, Antioch, TN 37013
(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 my hand this 30th day of December 19 94

Centex Real Estate Corporation
By:
Russell Martin Kerr, Jr., Division President

STATE OF TENNESSEE

COUNTY OF

BOOK 9564 PG 397

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

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STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Russell Martin Kerr, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division President and _____ respectively of the Centex Real Estate Corporation the within named bargainor, and corporation, and that he as such Division President 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 Russell Martin Kerr, Jr. as such Division President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 30th day of December 19 94.

My commission expires July 22, 1995

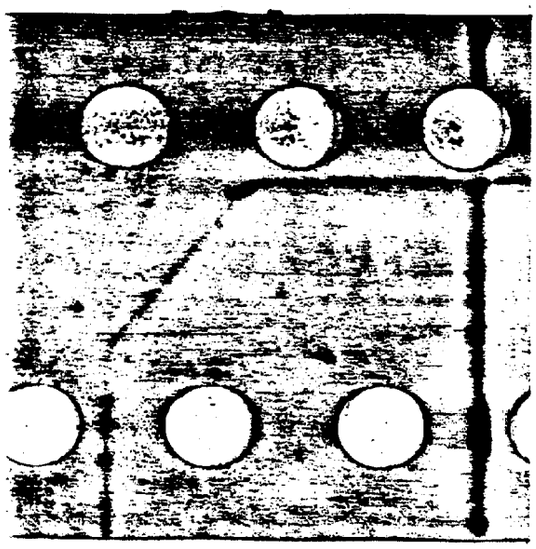
_____
Notary Public

Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



9354 01/05 0101 03CHECK 447-45



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

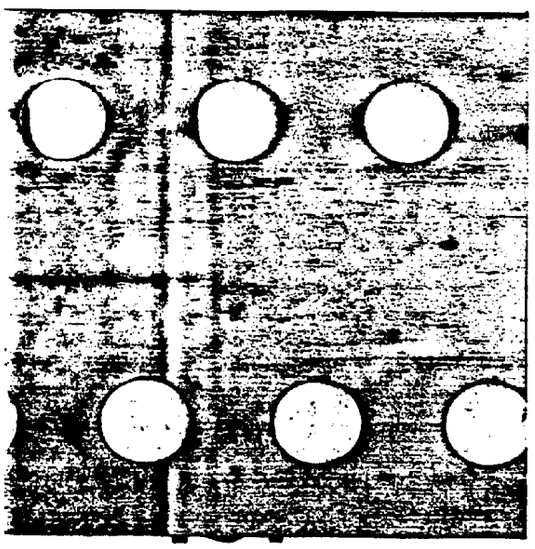
RECEIVED OF _____

FOR _____

BOOK 9564 PG 398

| | | |
|---|---|---|
| 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 118489.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
TOTAL 447.45
CHECK 447.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/95 01 07147 0001 9354

22966
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869224