File #33168
File Box "7"

BOOK 9693 PG 543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF February, 95

Notary Public

MY COMMISSION EXPIRES: 4-25-98
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Davis (NAME)	CTX Mortgage Company (NAME)	50-Z-68
3504 Brookway Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	12D 26880
Nashville, TN (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Regal Group, IV, A Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anita Davis, An Unmarried Woman

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. 60, Willow Creek, Section 3, as of record in Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Regal Group, IV, a Partnership, by deed from Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8072, Page 604, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

36963

IDENTIFICATION REFERENCE

95 FEB 24 PM 2:45

REGISTER
DAVIDSON COUNTY, TN.

4783 02/24 0101 03CHECK 167.73

unimproved ( )
This is improved (X) property, known as 3504 Brookway Drive, Nashville, TN
(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 22nd day of February, 19 95

Regal Group, IV, A Partnership
By:
Lorenzo Short, Partner
Lorenzo Short

STATE OF TENNESSEE

COUNTY OF

BOOK 9503 PG 544

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

STATE OF TENNESSEE

COUNTY OF AND PATRICIA HARGROVE OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lorenzo Short, Partner and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Regal Group, IV, a Partnership the within named bargainor, and ~~is~~ ~~are~~ ~~copartners~~ and that he as such Partner 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 Lorenzo Short, Partner as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of February 19 95.

My commission expires 7/25/98

_____
Notary Public

ALAN D. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

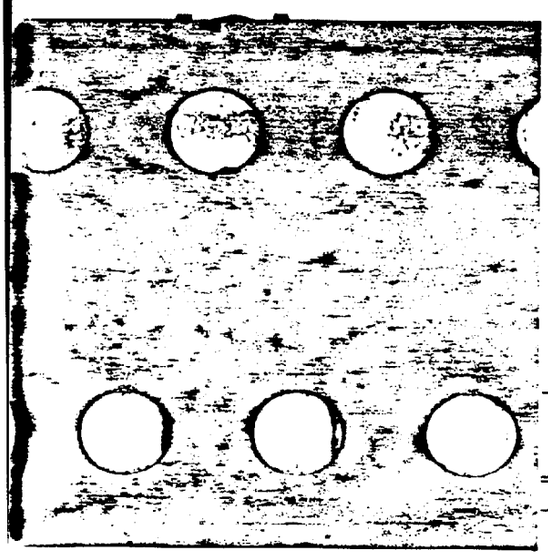
Regal Group, IV

TO

Anita Davis

RETURN TO:

Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 545

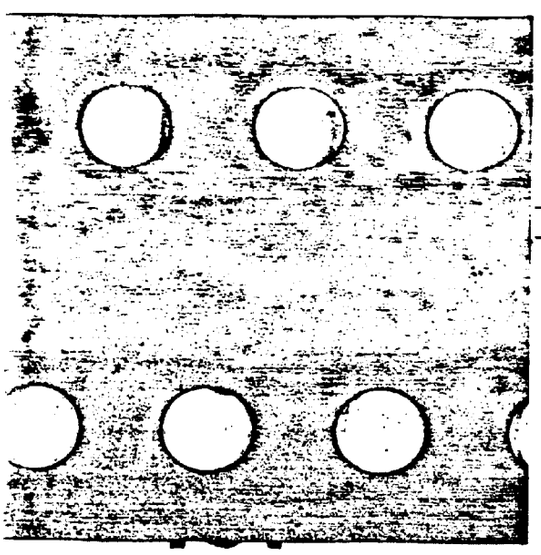
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	42900.00
CON TX	158.73
PRFEE	1.00
MDEED	8.00
TOTAL	167.73
CHECK	167.73

02/24/95 01 14:45 0001 4783

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36963
IDENTIF. # REFERENCE

95 FEB 24 PM 2:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884462