SSB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9618 PG 938

ADDRESS NEW OWNER:
Roy C. Finch
2725 Lakeland Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company
P.O. Box 19000
Dallas, Texas 75219

MAP AND PARCEL:
MAP 96-9
GROUP
PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sonia C. Smithson, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Roy C. Finch, an unmarried person, hereinafter called the Grantee, his 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. 25 on the Plan of Martinwood Heights, of record in Book 2133, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Sonia C. Smithson by deed from Sonia C. Smithson, Trustee, as of record in Book 9255, page 608, Register's Office for Davidson County, Tennessee.

This is improved property known as 2725 Lakeland Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1995 Taxes, a lien but not yet due and payable.
2. Easement of record in Book 1174, page 366, said Register's Office.
3. Easement of record in Book 4288, page 541, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy C. Finch, an unmarried person, his heirs and assigns, forever; and I, Sonia C. Smithson, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9618 PG 939

Witness my hand this the 13th day of March, 1995.

Sonia C. Smithson

Sonia C. Smithson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sonia C. Smithson, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of March, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,000.00.

Roy C. Finch

AFFIANT

Subscribed and sworn to before me
this 13th day of March, 1995.

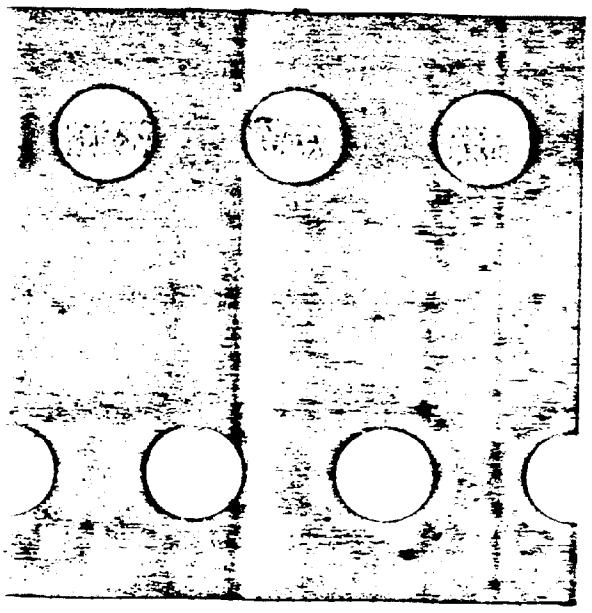
NOTARY PUBLIC
My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

42126
IDENTIF. & REFERENCE

95 MAR 15 P1:12:13
REGISTER
DAVIDSON COUNTY, TN.

94-8 03/15 0101 03CHECK 279.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

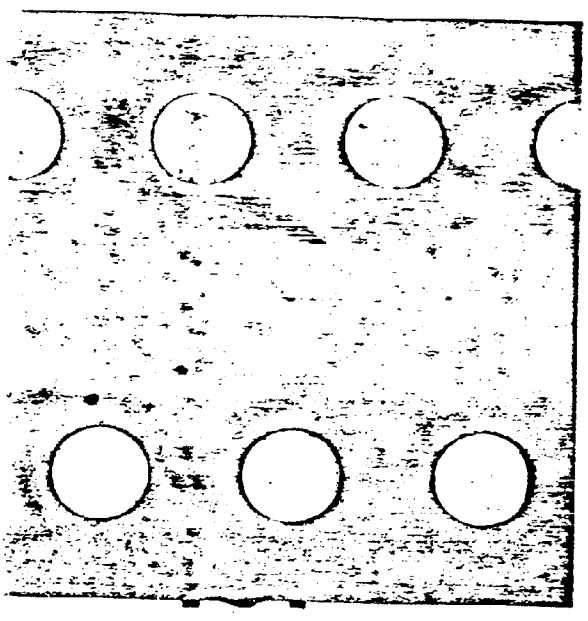
RECEIVED OF _____

FOR _____

BOOK 9618 PG 940

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



AMT 73000.00
DDN TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

03/15/95 01 12:13 0001 0478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42126
IDENTIF. # REFERENCE

95 MAR 15 PM 12:13

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

No. 890072