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

SMB

BOOK 9630 PG 123

ADDRESS NEW OWNER:
Jeremy Patrick Locke and Cynthia D. Locke
904 Waggoner Court East
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

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

MAP AND PARCEL:
MAP 108-4
GROUP
PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Thomas E. Sykes Jr.,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeremy Patrick Locke and wife, Cynthia D. Locke, 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. 120-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, pages 570 and 571, 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 Thomas E. Sykes Jr.,an unmarried person by deed from John Robert Hill, Jr., an unmarried person, as of record in Book 7314, page 681, Register's Office for Davidson County, Tennessee.

This is improved property known as 904 Waggoner Court East, 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 Metropolitan Government Davidson County taxes -- a lien, but not yet due and payable.
2. Restrictive covenants of record in Book 6250, pages 570 and 571, said Register's Office.
3. All matters as shown on the plan of record in Book 6250, page 489, as amended in Book 6250, pages 570 and 571, said Register's Office.
4. Terms, conditions, easements, rights and lien as set forth in the Master Deed Establishing The Horizontal Property Regime of Patio Villa Condominiums, of record in Book 5970, page 829, as corrected and re-recorded in Book 6014, page 978, said Register's Office, and the By-Laws appended thereto of record in Book 5970, page 861, as corrected and re-recorded in Book 6015, page 11, said Register's Office, as amended in Book 6406, page 799, said Register's Office.
5. Patio Villa Rule and Regulations of record in Book 7266, page 827, said Register's Office.
6. Conveyance of sewer mains of record in Book 7748, page 436, said Register's Office.
7. Conveyance of water mains of record in Book 7748, page 488,

said Register's Office.

8. Easement Agreement of record in Book 7314, page 685, said Register's Office.
9. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeremy Patrick Locke and wife, Cynthia D. Locke, their heirs and assigns, forever; and I, Thomas E. Sykes Jr.,an unmarried person, do covenant with the said Grantees 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 Grantees, their 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.

Witness my hand this the 27th day of March, 1995.

Thomas E. Sykes Jr.
Thomas E. Sykes Jr.

4914 03/29 0101 03CHECK 197.70

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Thomas E. Sykes Jr.,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 he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1995.

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

NOTARY PUBLIC

My Commission Expires: 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 51,000.00.

Jeremy Patrick Locke
AFFIANT

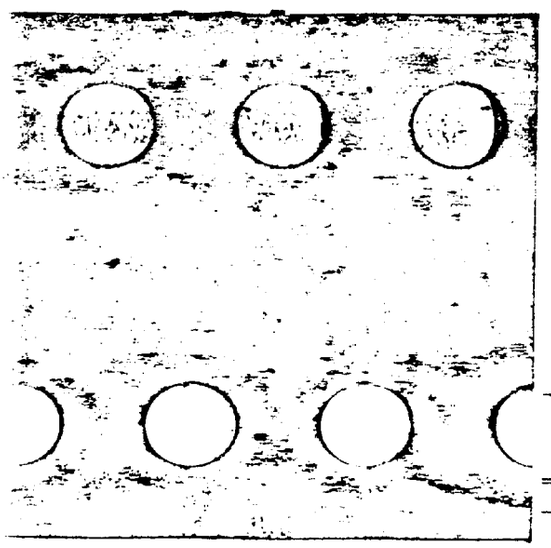
Subscribed and sworn to before me this 27th day of March, 1995.

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

NOTARY PUBLIC
My Commission Expires:

95 MAR 29 AM 11:31
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
46119



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

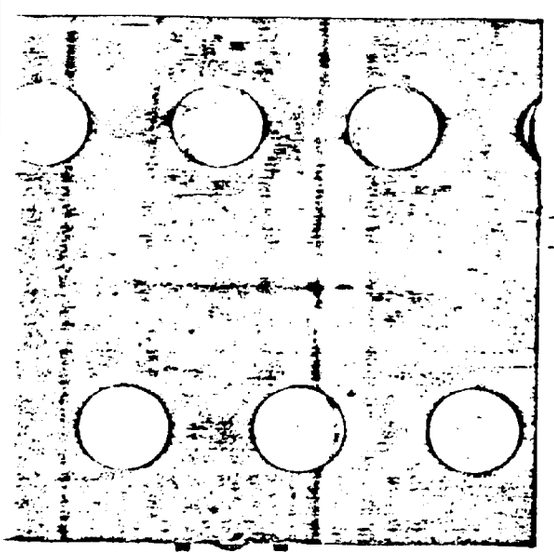
RECEIVED OF _____

FOR _____

BOOK 9630 PG 125

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	51000.00
CON TX	138.70
PRFEE	1.00
WDEED	8.00
TOTAL	197.70
CHECK	197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 11:32 0001 4914

46119
IDENTIF. ← REFERENCE

95 MAR 29 AM 11:31

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

No. 894462