BOOK 9662 PG 718

File #33364
Saturn & Mazer
File Box "7"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Richard Allen Carnley

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES 11/25/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, 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 NUMBER
Richard Allen Carnley (NAME)	CTX Mortgage Company (NAME)	173-4-A-174
4968 Alexis Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	5DX 192
Antioch, TN 37013 (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, Charles N. Nickels and wife, Audrey J. Nickels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Allen Carnley and wife, Connie Lee Carnley

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. 174, on the Plan of Oak Highlands Subdivision, Phase 1, of record in Plat Book 6900, pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Charles N. Nickels and wife, Audrey J. Nickels by deed from Commercial Federal Mortgage Corporation of record in Book 8082, Page 169, Register's Office for Davidson County, TN.

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

95 MAY -3 AM 10:51
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

57326
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 4968 Alexis Drive, 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 our hand s this 28th day of April 19 95

Charles N. Nickels

Audrey J. Nickels, Charles N. Nickels, Attorney in Fact

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles N. Nickels and wife, Audrey J. Nickels

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 28th day of April, 95.

Commission expires 11/28/98

Notary Public

PLAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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

STATE OF TENNESEE
COUNTY OF DAVIDSON

On this the 28th day of April, 1995, before me personally appeared Charles N. Nickels to me known to be the person who executed the foregoing instrument in behalf of Audrey J. Nickels as her Attorney In Fact, and acknowledged that he executed the same as the free act and deed of the same Audrey J. Nickels.

Witness my hand and official seal at Nashville, Tennessee, Davidson, County, Tennessee this the 28th day of April, 1995.

Notary Public

MY COMMISSION EXPIRES: 11/28/98

PLAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

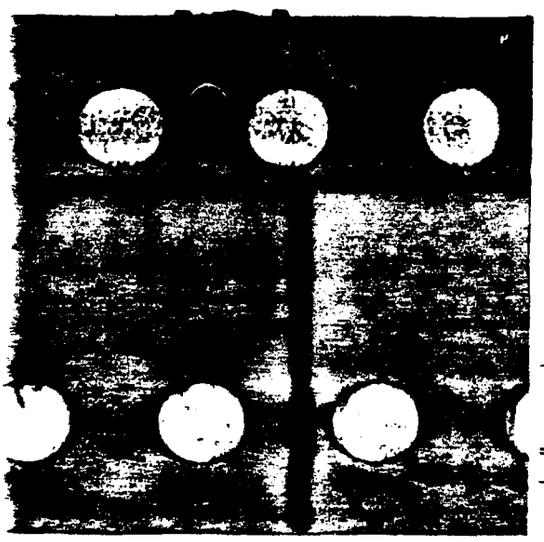
WARRANTY DEED

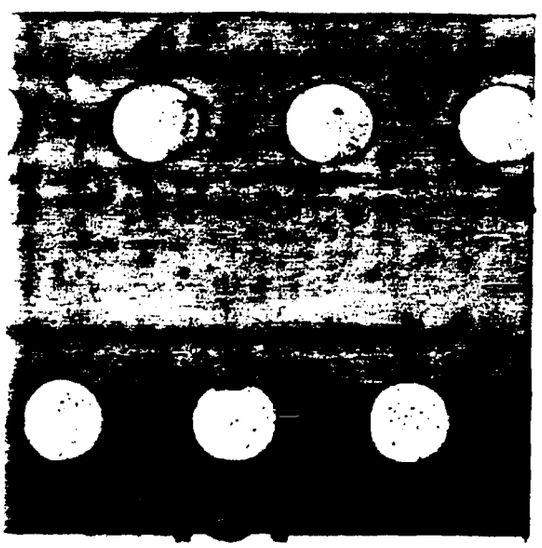
FROM
Charles N. Nickels and wife, Audrey J. Nickels

TO
Richard Allen Carnley and wife, Connie Lee Carnley

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

7185 05/03 0101 03CHECK 467.43





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9662 PG 720

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	123900.00
CON TX	458.43
PRFEE	1.00
WDEED	8.00
TOTAL	467.43
CHECK	467.43

05/03/95 01 10:56 0001 7185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57326
IDENTIF. & REFERENCE

95 MAY -3 AM 10:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 906604