WARRANTY DEED

BOX #19B

G#95-5-32

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9676 PG 866

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,900.00

Michael J Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
MICHAEL J. RUSSELL	CTX MORTGAGE COMPANY	MAP 162-16-0-E
(NAME)	(NAME)	
716 Bell Trace Cove	P. O. Box 19000	PARCEL 007co
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75219	FB #05DU-78061
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. RUSSELL AND WIFE, TAMARA H. RUSSELL

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. 39 on the Plan of Bell Crest, Section One, a Planned Unit Development, as of record in Book 7900, Page 753, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to MCR Development Corp., by Quitclaim Deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bell Crest, of record in Book 9408, Page 320, and Supplement and Amendment of record in Book 9613, Page 20, said Register's Office; By-Laws of Bell Crest Homeowners' Association, Inc., of record in Book 9408, Page 334, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

0062449 IDENTIF. ↑ REFERENCE

95 MAY 19 PM 2:35 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 716 Bell Trace Cove, 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 18th day of May 19 95

MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION
BY: [signature]
JERRY J. CALDWELL, SECRETARY/TREASURER

STATE OF TENNESSEE
COUNTY OF ______

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared JERRY J. CALDWELL

~~and~~ ______________ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer

~~and~~ ______________ ~~respectively~~ of the MCR DEVELOPMENT CORP.

the within named bargainor, ~~a~~ corporation, and that he as such Secretary/Treasurer

~~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 JERRY J. CALDWELL

as such Secretary/Treasurer ~~xxxxxxxxxxxxxxxxxxxx~~ ______________

~~as such~~ ______________.

Witness my hand and official seal at office at Brentwood, TN on the 18th day of May 19 95.

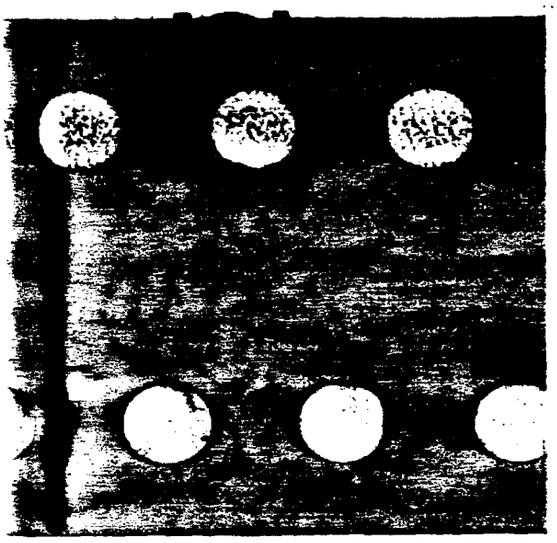
My commission expires September 16, 1995

[signature]
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3880 05/19 0101 03CHECK

371.23



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

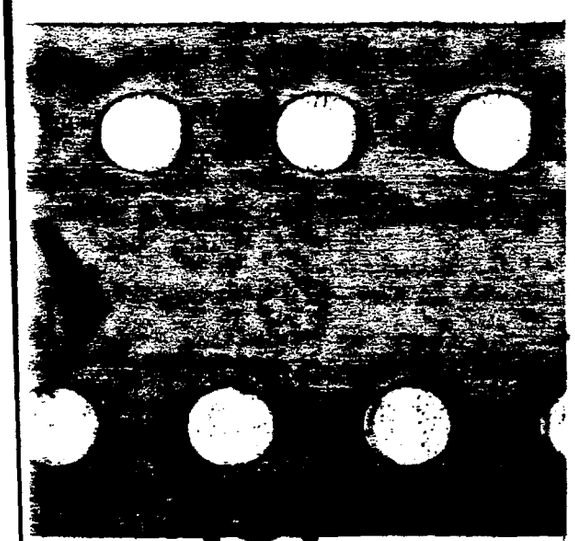
RECEIVED OF _____

FOR _____

BOOK 9676 PG 868

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 97900.00
CON TX 362.23
PRFEE 1.00
WDEED 8.00
TOTAL 371.23
CHECK 371.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/95 01 14:37 0001 2880

0062449
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 2:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 912229