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WARRANTY DEED

BOOK 9763 PG 82

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esther M. Gust (NAME)	CTX Mortgage Company (NAME)	
214 Raintree Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	86-11-A-076
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Frank M. Michanowicz and wife, Barbara F. Michanowicz and Alan R. Beard and wife, Jo Lynn Beard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther M. Gust

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, TN, being Unit No. 4, Building 14 on the Plan of Revised Phase 2 and 2A, Hermitage Woods Condominium Apartments, of record in Book 4860, Page 62, 63, and 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank M. Michanowicz and wife, Barbara F. Michanowicz by deed from Maria Cavender Vaughan Lagow and husband Bobby R. Lagow of record in Book 5979, Page 748, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 4743, Page 258; Book 5546, Page 493; Master Deed in Book 4753, Page 140; Book 4980, Page 378; Book 5165, Page 781; Book 5172, Page 77; By-Laws in Book 4753, Page 153; Book 5122, Page 878, and all matters shown on the Plan of Record.

Alan R. Beard and wife, Jo Lynn Beard, join in the execution of this instrument for the purpose of conveying to the grantees herein their interest in said property pursuant to a Contract for Deed.

Alan R. Beard and Alan Ray Beard are one and the same person.

unimproved ( )
This is improved (X) property, known as 214 Raintree Drive, Hermitage, TN 37076
(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 11th day of August, 19 95

x Frank M Michanowicz
Frank M. Michanowicz

x Barbara F. Michanowicz
Barbara F. Michanowicz

x Alan R Beard by Jo Lynn Beard Attorney in Fact

x Jo Lynn Beard

82

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9763 PG 83

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Michanowicz and wife, Barbara F. Michanowicz

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 Brentwood, Tennessee, this 11th day of August, 19 95

Commission expires January 27, 1996

Notary Public

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

2798 08/15 0101 03CHECK 263.75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jo Lynn Beard, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Alan R. Beard (one and the same person as Alan Ray Beard) and she is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 11th day of August, 1995.

Notary Public

My commission expires 10/26/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jo Lynn Beard, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

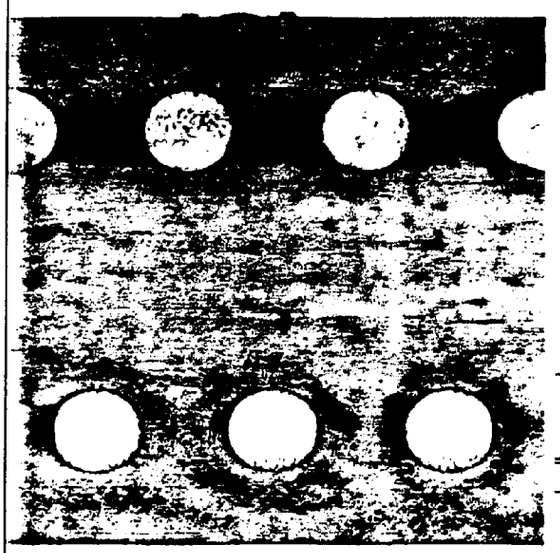
Witness my hand and seal at Brentwood, TN, this 11th day of August.

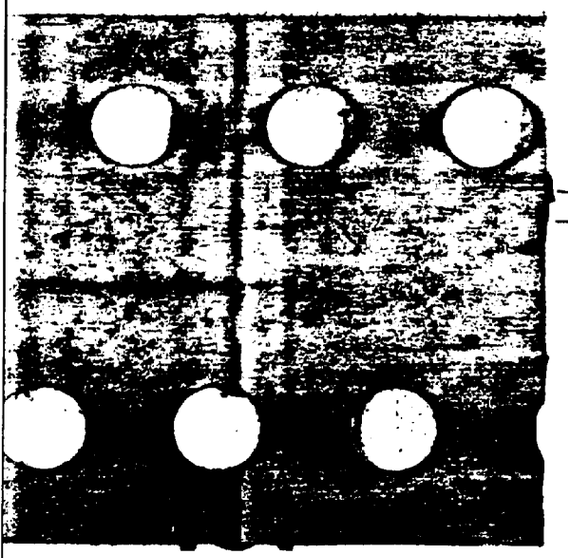
Notary Public

My commission expires 10/26/98

IDENTIF. ▲ REFERENCE

95 AUG 15 PM 12:21
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9763 PG 84

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 68900.00
CON TX 254.93
PRFEE 1.00
WDEED 8.00
TOTAL 263.93
CHECK 263.93

08/15/95 01 12:23 0001 2798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089802
IDENTIF. ↑ REFERENCE

95 AUG 15 PM 12:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941781