BOX #19B
G#95-12-38

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 9892 PG 640

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Keith S. Troup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(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
KEITH S. TROUP (NAME)	SUNBELT NATIONAL MORTGAGE (NAME)	MAP 162-16-0-E
613 Bell Trace Circle (ADDRESS)	2974 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 024co
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75234 (CITY) (STATE) (ZIP)	FB #05DU-78078

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, MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH S. TROUP AND WIFE, ROTONYA B. TROUP

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

BEING part of the same property conveyed to MCR Development Corp., by 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 in Book 9613, Page 20, 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 paid by the Grantor herein.

This is unimproved ( ) improved (X) property, known as 613 Bell Trace Circle, 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 15th day of December 19 95

MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

BY: Jerry J. Caldwell

JERRY J. CALDWELL, SECRETARY/TREASURER

CONT'D NEXT PAGE

BOOK 9892 PG 641

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 ~~with whom I am personally acquainted and who~~ upon his oath(s) acknowledged himself to be the Secretary/Treasurer ~~of the~~ of the MCR DEVELOPMENT CORP. the within named bargainor, a ~~corporation~~ corporation, and that he as such Secretary/Treasurer ~~being authorized so to do, execute the foregoing instrument for the~~ being authorized so to do, executed 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.

Witness my hand and official seal at office at Brentwood, TN on this the 15th day of December 19 95.

My commission expires July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

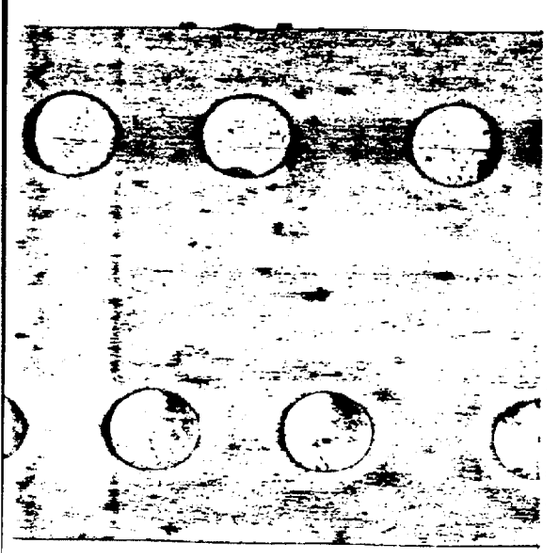
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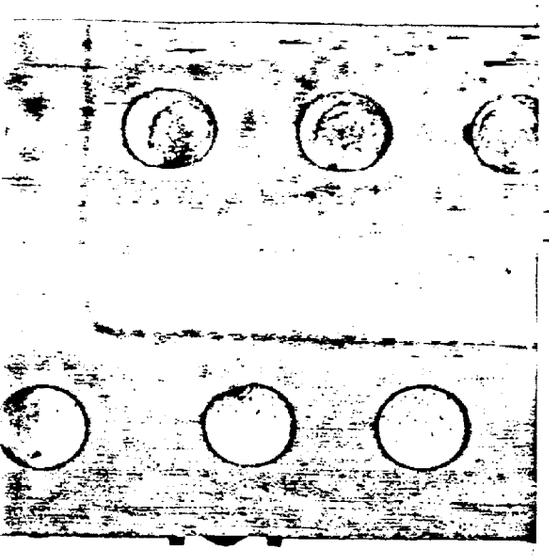
IDENTIFICATION REFERENCE

95 DEC 19 PM 12:00

DAVIDSON COUNTY TN

REC'D 12.19 1404 DEC-ER 00.23





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

RECEIVED OF _____

FOR _____

Book 9892 Page 641-47

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 107900.00
CON TX 399.23
PRFEE 1.00
MTGFEE 8.00
CHECK 408.23 408.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/95 01 12:30 0001 9819

0133445
IDENTIF. & REFERENCE

95 DEC 19 PM 12:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988243