BOOK 9905PG300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1995

Notary Public

MY COMMISSION EXPIRES: 12-29-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edwin Schmidt (NAME)	CTX Mortgage Company (NAME)	165-13-2
4712 Greystone Street (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Antioch, Tennessee 37013 (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, Rodney T. Richards and wife, Kathy A. Richards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edwin Schmidt and wife, Martha L. Schmidt

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. 9, Revised Section One, on the Plan of Peppertree Forest, as of record in Book 6900, pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rodney T. Richards and wife, Kathy A. Richards by deed from Built More Homes, Inc. of record in Book 8170, page 200, Register's Office for Davidson County, Tennessee.

96 JAN -2 AM 11:05
FELIX Z. LIEBERMAN
DAVIDSON COUNTY, TN.

0136980
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 4712 Greystone Street, Antioch, Tennessee 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 29th day of December 19 95

Rodney T. Richards

Kathy A. Richards

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 Rodney T. Richards and wife, Kathy A. Richards

the bargainor ~~s~~ with whom I am personally acquainted or proved to me on the basis of satisfactory ~~evidence~~, and who acknowledged that ~~the~~ he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of December 19 95.

My Commission Expires 12-6-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

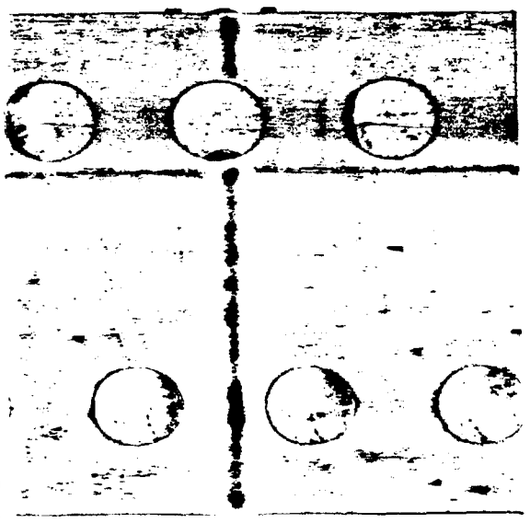
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

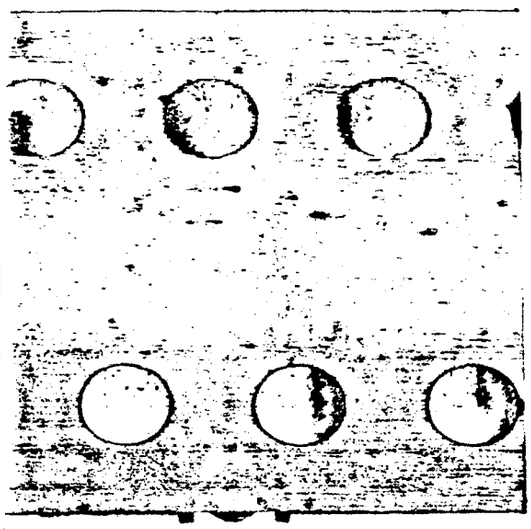
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3634 01/02 0101 03CHECK 323.13





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

RECEIVED OF _____

FOR _____

BOOK 9905 PG 302

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 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 8.00
TOTAL 323.13
CHECK 323.13

01/02/96 01 11:06 0001 3634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136980
IDENTIF. # REFERENCE

96 JAN -2 AM 11:5

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 992006