WARRANTY DEED

BOOK 9919 PG 881

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,843.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Leyen (NAME)	CTX Mortgage Company (NAME)	MAP 162
1500 Bell Trace Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 172
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	LOT 28

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy C. Leyen and wife, Erin E. Leyen

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. 28 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William L. Rudolph by deeds of record in Book 7977, page 431 and Book 8939, page 462, Register's Office for Davidson County, Tennessee. And further conveyed to MCR Corp from William L. Rudolph by Quitclaim Deed of record in Book 9478, page 938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions and restrictions of record in Book 9408, page 320, and amended in Book 9613, page 20, said Register's Office.

Plan of record in Book 9700, page 20, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Charter of Bell Crest Homeowners Association of record in Book 9421, page 454, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1500 Bell Trace Drive, 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 my hand this 12th day of January 19 96

MCR Development Corp
By:
Jerry Caldwell, Secretary

BOOK 9919 PG 882

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the MCR Development Corp the within named bargainor, and corporation, and that he as such Secretary 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 Caldwell as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 12th day of January 1996.

My commission expires 11-30-97

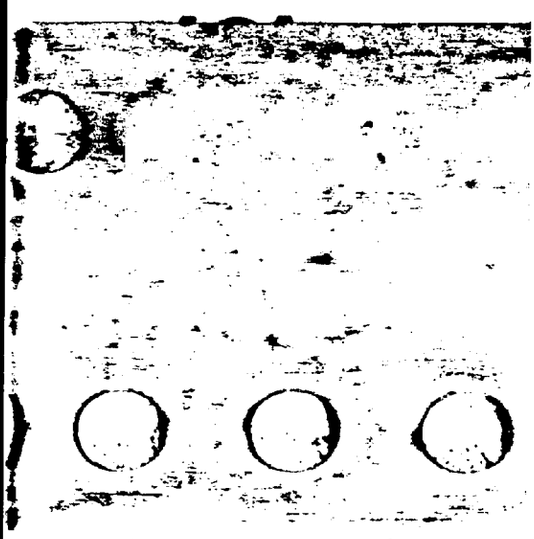
_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Storm Water Detention Agreement of record in Book 9771, page 565, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

0141546
IDENTIFICATION REFERENCE
96 JUN 17 AM 11:57
DAVIDSON COUNTY TN
3494 0417 0101 03CHECK 419.26



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

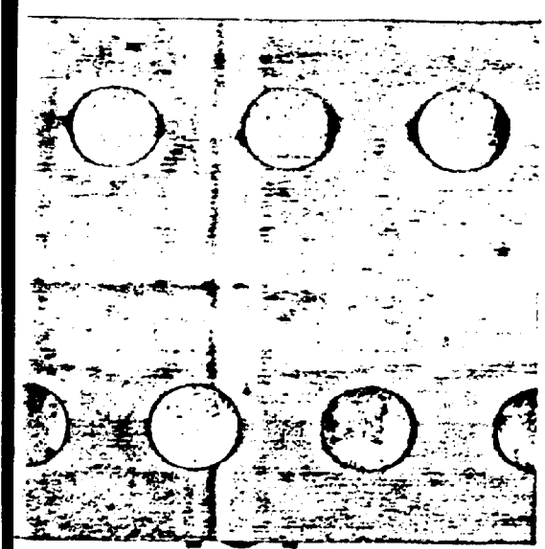
RECEIVED OF _____

FOR _____

BOOK 9919 PG 884

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 109843.25
CON TX 406.26
PRFEE 1.00
MTGED 12.00
TOTAL 419.26
CHECK 419.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 101 3 94

0141546
IDENTIFICATION REFERENCE

93 JUN 17 AM 11:57

DAVIDSON COUNTY, TN.

No. 996801