WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson 9950-234
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Lawrence C Oden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence C. Oden	CTX Mortgage Company	74-8
(NAME) 319 Bonnahurst Drive	(NAME) P.O. Box 19000	158
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75219	4D 34258
(CITY) (STATE) (ZIP)	(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, The Estate of William A. Ponder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lawrence C. Oden and wife, Andrea A. Oden

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. 752 on the Plan of Hermitage Hills Section Seven of record in Plat Book 3300, Page 62 and 63, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William A. Ponder and wife, Audrey A. Ponder by deed of record in Book 3572, Page 247, Register's Office for Davidson County, Tennessee. Audrey A. Ponder predeceased William A. Ponder. The Executor of the Estate of William A. Ponder is authorized to sell the real estate. (Reference Davidson County Probate #95P323)

This conveyance is subject to any and all existing restrictions and easements of record.

0151152
IDENTIFICATION REFERENCE

96 FEB 16 PM 12:21
REGISTER
DAVIDSON COUNTY, TN.

3806 02/16 0101 03CHECK 373.45

This is improved (X) unimproved ( ) property, known as 319 Bonnahurst 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 my hand this 15th day of February 1996

The Estate of William A. Ponder

By: John Milton Ponder

John Milton Ponder, Executor

DCTN01WC

BOOK 9950 PG 235

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 John Milton Ponder and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor and _____ respectively of the The Estate of William A. Ponder the within named bargainor, ~~and corporation~~, and that he as such Executor 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 John Milton Ponder as such Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville Tenn. on this the 15th day of February 19 96 .

My commission expires October 9, 1999

Lori Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 236

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	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151152
IDENTIF. & REFERENCE

95 FEB 16 P1112:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1006989