BOOK 9964 PG 464

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,895.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES July 12, 1999
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald W. Bruxvoort	CTX MORTGAGE COMPANY	MAP 150-16-0-A
(NAME)	(NAME)	
617 Meadow Glen Ct.	P.O. BOX 19000	PARCEL 48.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	DALLAS, TX 75219	
(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, Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Bruxvoort and wife, Theresa R. Bruxvoort

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. 40 on the Plan of Traceside, Section Two, of record in Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being part of the same property conveyed to Centex Real Estate Corporation by deed from W. E. Stephens and wife, Juanita Stephens of record in Book 9456, page 903, and corrected by Deed of record in Book 9848, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, restrictions ans easements of record.

96 MAR -1 PM 2:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0155678
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (X) property, known as 617 Meadow Glen Ct., Nashville, TN 37221
(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 21st day of February 19 96

Centex Real Estate Corporation
By:
Ken Thompson, Division Controller

STATE OF TENNESSEE
COUNTY OF

BOOK 9964 PG 465

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 Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Real Estate Corporation the within named bargainor, and corporation, and that he as such Division Controller 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 Ken Thompson as such Division Controller, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 21st day of February 19 96.

My commission expires July 12, 1999

Ruth M. Foran
Notary Public

Ruth M. Foran
Notary Public at Large
State of Tennessee

3642 03/01 0101 03CHECK 711.62



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9964 PG 466

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	
				189895.00
			CON TX	702.62
			PRFEE	1.00
			WDEED	8.00
			TOTAL	711.62
			CHECK	711.62
03/01/96	01		14:44 0001	3642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155678 IDENTIF. ↑ REFERENCE

96 MAR -1 PM 2:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1011768