File in Box No. 19 B

WARRANTY DEED

BOOK 9969 PG 350

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-2-113-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 96

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:	MAP-PARCEL NUMBERS
ROBERT T. HOLTKAMP (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 119-05
210 Lutie Street (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL 213
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9077 (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, ROBERT THOMAS HENLEY AND JAMES WALLACE HENLEY AND ROBERT THOMAS HENLEY, AS EXECUTOR UNDER THE WILL OF ALMA LORENE ELDRIDGE LAVENDER, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT T. HOLTKAMP, MARRIED

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 27 in Cumberland Nurseries Subdivision, of Blocks 23, 24, 26, and 27, a Plan of which of record in Book 161, Page 139, Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 50 feet on the North side of Lutie Street and extends back between parallel lines 187-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Robert Thomas Henley and James Wallace Henley as Devisees under the will of Alma Lorene Eldridge Lavender, of record in Will Book 199, Page 78, Probate Court of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of James Wallace Henley pursuant to a Power of Attorney executed by same on the _____ day of March, 1996, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 210 Lutie Street, Nashville, TN 37210
(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 1st day of March 19 96

Robert Thomas Henley
ROBERT THOMAS HENLEY, AS DEVISEE

Robert Thomas Henley
ROBERT THOMAS HENLEY, AS EXECUTOR

JAMES WALLACE HENLEY
By: James Wallace Henley By Robert Thomas Henley
Robert Thomas Henley, Attorney-in-fact
and as DEVISEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 1996, before me personally appeared ROBERT THOMAS HENLEY, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAMES WALLACE HENLEY, and acknowledged that he executed the same as the free act and deed of the said JAMES WALLACE HENLEY.

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT THOMAS HENLEY, AS DEVISEE AND AS EXECUTOR UNDER THE WILL OF ALMA LORENE ELDRIDGE LAVENDER, DECEASED, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 1st day of March, 1996.

Notary Public

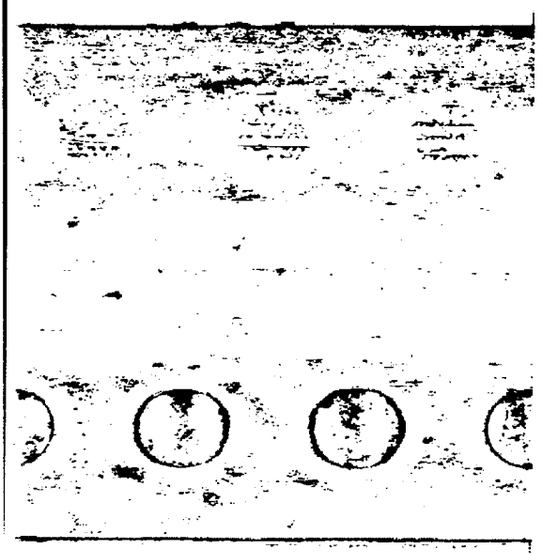
PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

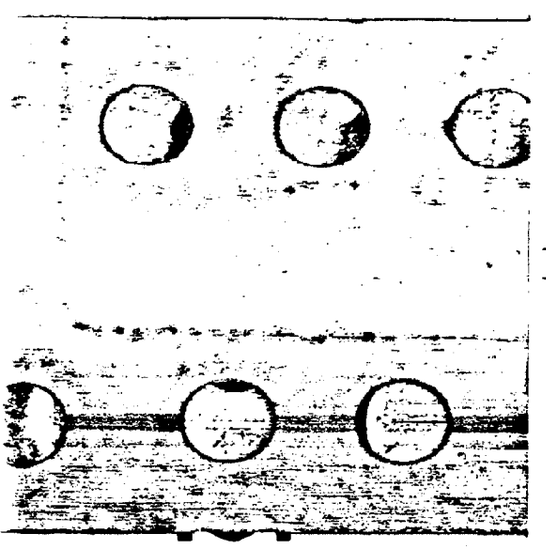
My Commission Expires: 7/24/99

5085 03/05 0101 03CHECK 190.30

0157034
IDENTIF. # REFERENCE

96 MAR -5 PM 2:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 352

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

03/05/96 01 14:58 0001 5085

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157034
IDENTIF. & REFERENCE

96 MAR -5 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013201