WARRANTY DEED

BOOK 10002 PG 129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,802.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

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 NUMBERS
Joseph Serrapica	CTX MORTGAGE COMPANY	MAP 155-16-0-A
(NAME)	(NAME)	
5245 Timber Gap Drive	P.O. BOX 19000	PARCEL 060.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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 Joseph Serrapica and wife, Patricia Serrapica

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. 73 on the Plan of Traceside, Section 2, 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 a 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, as corrected in Book 9848, page 941, and by deed from The Stephens Foundation Trust, now known as Stephens Christian Trust, in Book 9598, page 477, as corrected in Book 9848, page 947, all of which are in the Register's Office for Davidson County, Tennessee.

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

0167052 IDENTIFICATION REFERENCE

96 APR -3 AM 9:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5871 04/03 0101 03CHECK 622.80

unimproved ( )
This is improved (X) property, known as 5245 Timber Gap Drive, Nashville, Tennessee 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 29th day of March 19 96

Centex Real Estate Corporation
By:
Ken Thompson, Division Controller

STATE OF TENNESSEE
COUNTY OF

BOOK 10002 PG 130

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

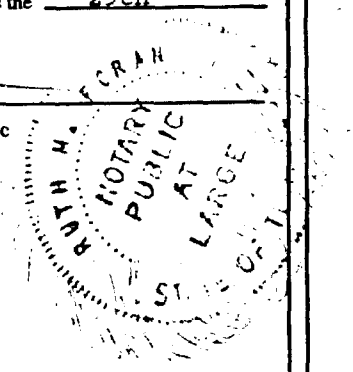
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

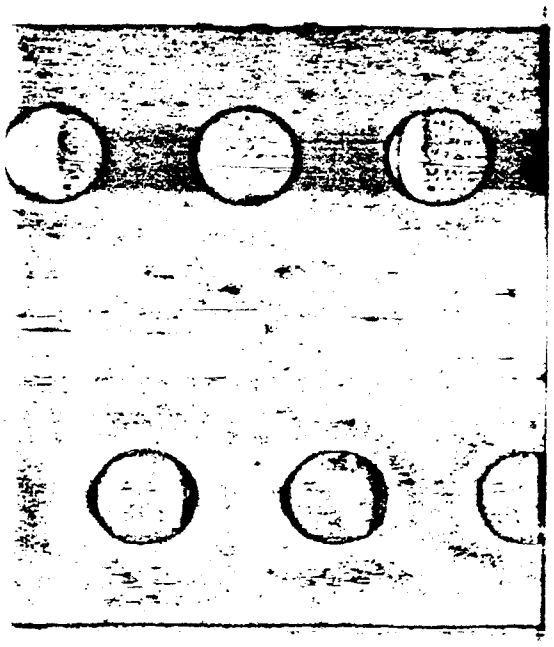
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Real Estate Corporation 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 29th day of March 19 96.

My commission expires July 12, 1999

_____
Notary Public
Ruth M. Foran





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

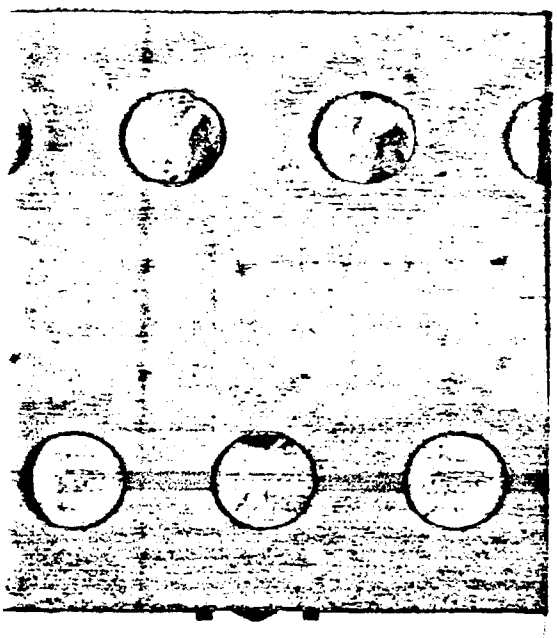
RECEIVED OF _____

FOR _____

BOOK 10002 PG 131

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 165892.00
CON TX 613.80
PRFEE 1.00
WDEED 8.00
TOTAL 622.80
CHECK 622.80

04/03/96 01 09:39 0001 5871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167052
IDENTIFICATION REFERENCE

96 APR -3 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023868