P. 10037 PG 505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00
Chris E. Hauser

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: January 22, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie M. Phillips (NAME)	CTX Mortgage Company (NAME)	83-8
804 Crescent Hill Road (ADDRESS)	P.O. Box 19000 (ADDRESS)	51
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	15DA 51295

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, Chris E. Hauser and wife, Linda J. F. Hauser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie M. Phillips and wife, Ina C. Phillips

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. 56 on the Plan of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County.

Said Lot No. 56 is described as follows: Beginning at a point on the southerly margin of Crescent Hill Road, the common corner of Lots Nos. 55 and 56; thence with the line between said lots, southwesterly 341.6 feet to a point in the northerly line of Lot No. 52; thence with the line between Lots Nos. 52 and 56, easterly 133.6 feet to a point; thence northerly 113 feet to a point; thence easterly 60.4 feet to the common corner of Lots Nos. 56 and 57; thence with the line between said lots, northerly 189 feet to the southerly margin of Crescent Hill Road; thence with the margin of said road, westerly 108 feet to the beginning.

Being the same property conveyed to Chris E. Hauser and wife, Linda J. F. Hauser by deed from Glen Camp Collins and spouse, Jacquelyn Chase Collins of record in Book 8308, page 113 and re-recorded in Book 8348, page 153, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2153, page 534, said Register's Office.

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

unimproved ( )
is improved (X) property, known as 804 Crescent Hill Road, Nashville, TN 37206
(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 ____ day of ____, 19____

Chris E. Hauser

Chris E. Hauser

Linda J. F. Hauser

Linda J. F. Hauser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10037 PG 506

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris E. Hauser and wife, Linda J. F. Hauser

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April 1996.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

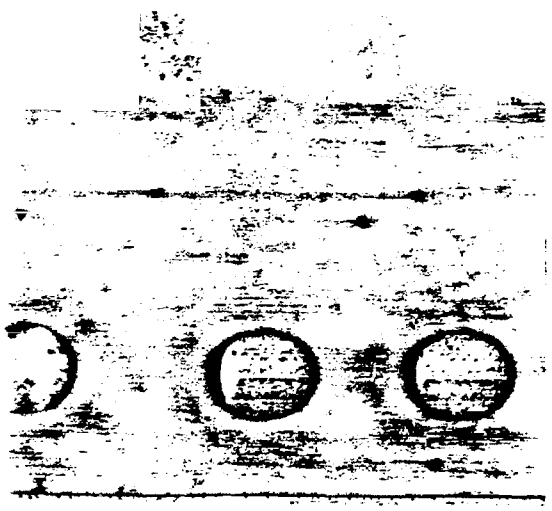
IDENTIF. ↑ REFERENCE

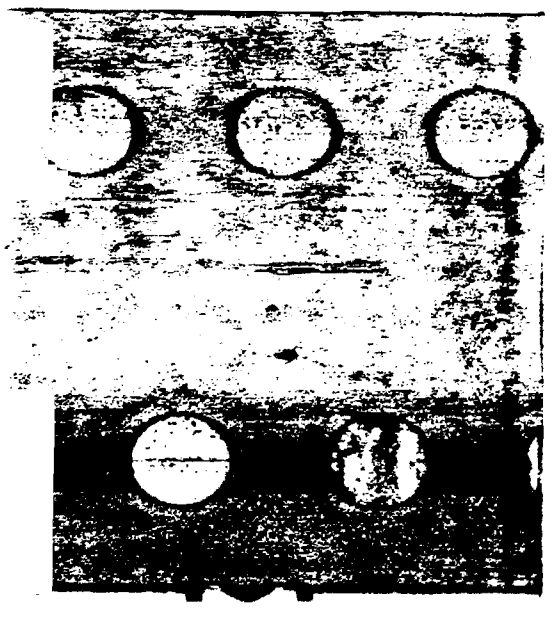
96 MAY -2 PM 3:08

REGISTER
DAVIDSON COUNTY, TN.

741.5 97.02 0301 03CHECK

353-10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10037 PG 507

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	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
TOTAL	353.10
CHECK	353.10

05/02/96 01 15:10 0001 7416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ← REFERENCE 0177941

96 MAY -2 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035447