WARRANTY DEED

10037 PG 534

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1994

Notary Public

MY COMMISSION EXPIRES: 1-10-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allan Lee Kregenow (NAME)	CTX Mortgage Company (NAME)	147-2-78
301 Gaywood Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Clarence Ernest Reynolds, III, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allan Lee Kregenow and wife, Linda Elizabeth Kregenow

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. 311 on the Plan of Section II, Caldwell Hall, as of record in Book 2900, page 96, as revised and corrected by Surveyor's Certificate, of record in Book 3135, page 92, said Register's Office for said County.

Beginning at a point in the south margin of Gaywood Drive at the corner of Lots Nos. 310 and 311; thence with the line between said lots, southerly 140.3 feet to a corner of Lot No. 312, thence with the line between Lots Nos. 311 and 312; easterly 114.4 feet to the westerly margin of Binkley Drive; thence with the margin of the same, northerly 122.7 feet to the beginning of a curve; thence around said curve, northwesterly 42.02 feet to the south margin of Gaywood Drive thence with the margin of the same, westerly 95 feet to the point of beginning.

Being the same property conveyed to Clarence Ernest Reynolds, III by deed from Janice Ledbetter Wolfe Swafford and husband, Larry Swafford of record in Book 9905, page 246, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 301 Gaywood Drive, Nashville, Tennessee 37211
(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 day of 19

Clarence Ernest Reynolds, III

by Clarence Ernest Reynolds Jr

ATTY in FACT

STATE OF TENNESSEE
COUNTY OF

10037 PG 535

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

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of April, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence Ernest Reynolds, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Clarence Ernest Reynolds, III, and acknowledged that he executed the same as the free act and deed of said Clarence Ernest Reynolds, III. Witness my hand and official seal at Brentwood _____, Tennessee, this 30th day of April, 1996.

My Commission Expires: 2-14-98

W. Bradley
Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

017794

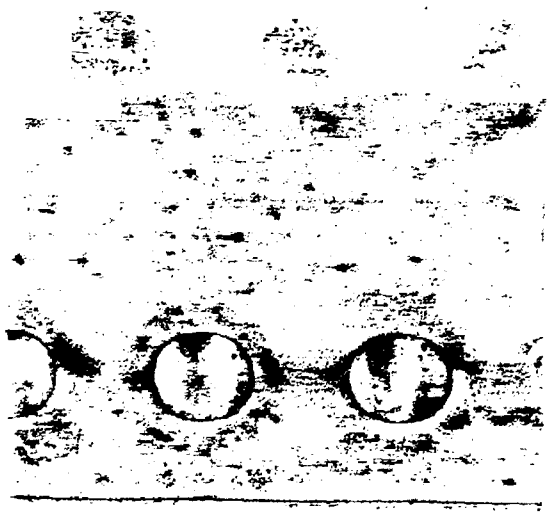
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 3:10

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7422 05/02 0101 03CHECK 487.04

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



RECEIVED OF _____

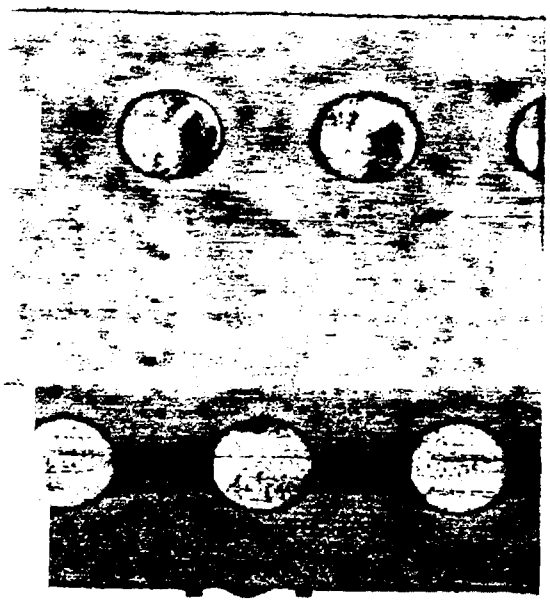
FOR _____ BOOK 10037 PG 536

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
129200.00
CON TX 478.04
PRFEE 1.00
WDEED 8.00
TOTAL 487.04
CHECK 487.04

05/02/96 01 15:13 0001 7422



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -2 PM 3:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0177947
IDENTIF. ↑ REFERENCE

No. 1035453