WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

10039 PG 217

34453

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

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

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 11/22/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Horn (NAME)	CTX Mortgage Company (NAME)	132/01/123
4045 Outer Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	OH 7309
Nashville, TN 27204 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, William H. Coombs AND WIFE, SCOTTIE F. COOMBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Horn

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. 57, on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to William H. Coombs by quitclaim deed from Susanne E. Coombs of record in Book 8743, Page 510, Register's Office for Davidson County, Tennessee; and by deed from Horace D. Marshall of record in Book 8206, Page 864, said Register's Office.

The foregoing is the same legal description as appears in the previous deed of record.

96 MAY -3 PM 1:28
CLIA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (X) property, known as 4045 Outer Drive, Nashville, TN 27204
(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 26th day of April, 19 96

William H Coombs by Scottie F. Coombs

William H. Coombs

Jim Turnell att. in fact

BOOK 10039 PAGE 218

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 ~~William H. Coombs~~ Scottie F. Coombs

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 26th day of April 96.

Commission expires 11/28/98

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 DAVIDSON

On this the 26TH day of APRIL, 1996, before me personally appeared JIM TERRELL to me known to be the person who executed the foregoing instrument in behalf of WILLIAM H. COOMBS as HIS Attorney in Fact, and acknowledged the HE executed the same as the free act and deed of the said WILLIAM H. COOMBS.

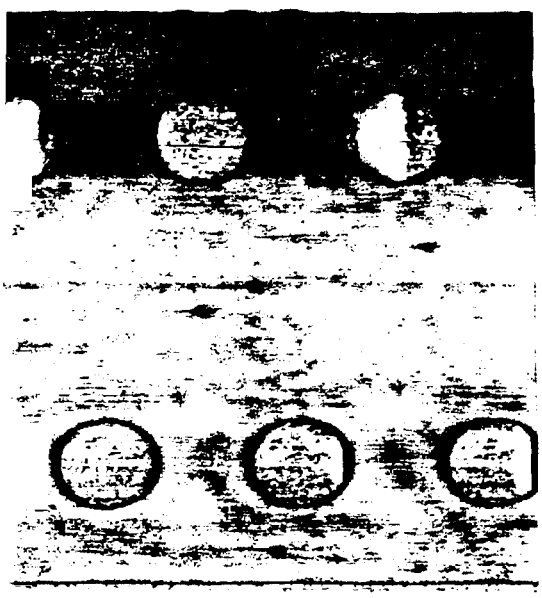
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26TH day of APRIL, 1996.

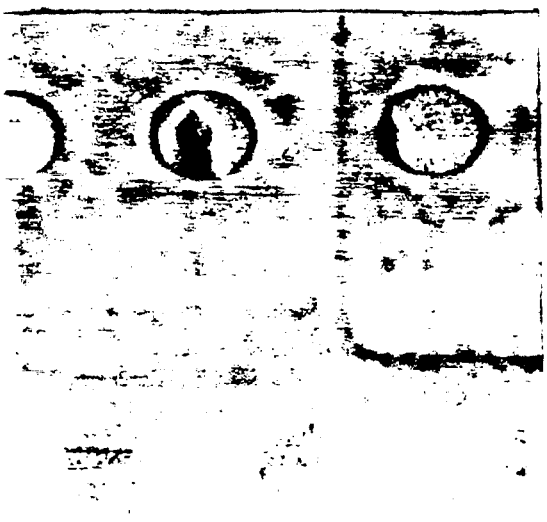
Notary Public

My Commission Expires: 11/23/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

T.R. 03/03 7:01 03CHECK 512.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

ROW 10039 PG 219

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	
				136000.00
			CDN TX	503.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	512.20
			CHECK	512.20
05/03/96	01	13:33	0001	7918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0178403

96 MAY -3 PM 4:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1035942