File in Box No. 19 B

# WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON TN

STATE OF TENNESSEE #96-5-2-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 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 |
|---|---|---|
| CINDY S. WILSON (NAME) | CTX MORTGAGE COMPANY (NAME) | MAP 162-16-0-E |
| 509 Bell Trace Lane (ADDRESS) | P. O. Box 19000 (ADDRESS) | PARCEL 068CO |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Dallas, TX 75219 (CITY) (STATE) (ZIP) | FB #05DU-78127 |

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, MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY S. WILSON, AN UNMARRIED WOMAN

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. 68 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part the same property conveyed to MCR Development Corp., by Quitclaim Deed from William L. Rudolph, of record in Book 9478, Page 938, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bell Crest of record in Book 9408, Page 320, and Supplement and Amendment in Book 9613, Page 20, and in Book 9892, Page 927, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved ( X ) property, known as 509 Bell Trace Lane, Antioch, TN 37013
(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 30th day of April 19 96

MCR DEVELOPMENT CORP., A TENNESSEE CORPORATION
BY:
Jerry J. Caldwell, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF

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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry J. Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary/Treasurer and _____ respectively of the MCR DEVELOPMENT CORP., the within named bargainor, and corporation, and that he as such Secretary/Treasurer 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 Jerry J. Caldwell as such Secretary/Treasurer and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 30th day of April 1996.

My commission expires July 24, 1999

_____
Notary Public

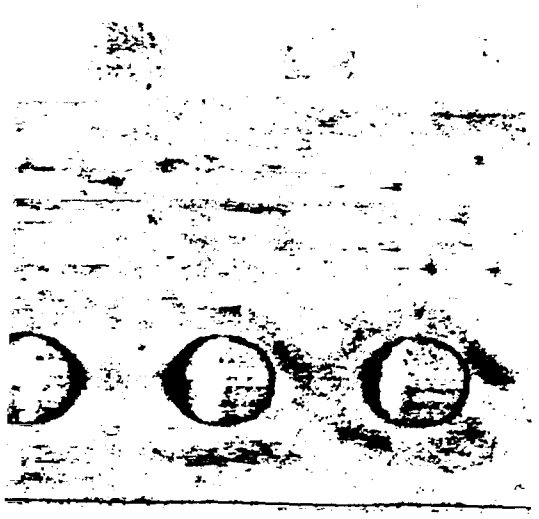
PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

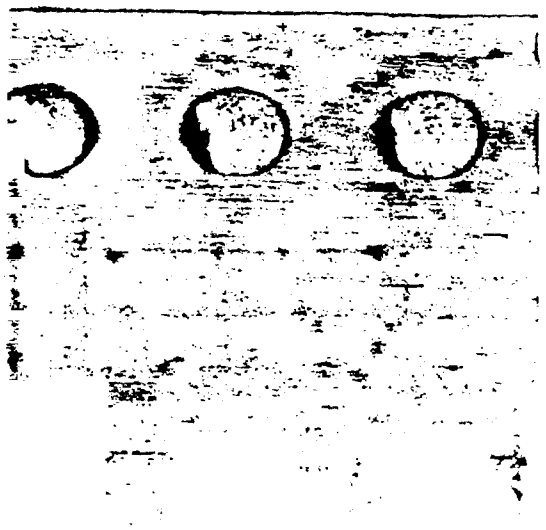
0178422
IDENTIF. ▲ REFERENCE

96 MAY -3 PM 1:37
[illegible] REGISTER
DAVIDSON COUNTY, TN.



7957 05/03 T.01 02CHECK 415.63





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

RCPT# 100339-303

| | | | | | |
|---|---|---|---|---|---|
| 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 | 109900.00 |
| CON TX | 406.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 415.63 |
| CHECK | 415.63 |

05/03/96 01 13:42 0001 7937

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0178422
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1035961