Box 17

WARRANTY DEED

BOOK 10056 PG 340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

W.M. Joseph Czarneski IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May, 19 96

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/20/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.M. Joseph Czarneski, IV	CTX Mortgage Company	MAP 119-10
(NAME)	(NAME)	
242 Collier Avenue	P.O. Box 199000	PARCEL 211
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75219-9000	6DA32141
(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, Brian A. Hunt and wife, Heather Hunt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W.M. Joseph Czarneski, IV and wife, Jennifer Ward Czarneski

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, State of Tennessee, described as follows to-wit: Being the west 60 feet of the south 125 feet of Lot No. 15 and the east 30 feet of the south 125 feet of Lot No. 14, Block "F", on the Map of Woodbine Courts, Part No. 2, and described as follows:

Beginning at a point in the northerly margin of Collier Avenue, 15 feet west of the corner of Lot Nos. 15 and 16; thence northerly parallel with the line between said lots, 125 feet to a point; thence westerly 90 feet to a point which is 30 feet west of the line between Lot Nos. 14 and 15; thence southerly parallel to said line between said lots, 125 feet to the north margin of Collier Avenue; thence with the margin of the same, easterly 90 feet to the point of beginning.

Being the same property conveyed to Brian A. Hunt and wife, Heather Hunt by deed from Janie Wilson Jackson of record in Book 9437, page 878, Register's Office for Davidson County, TN.

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

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 242 Collier Avenue, Nashville, TN 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 our hand s this 17th day of May 19 96

Brian A. Hunt

Heather Hunt

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 Brian A. Hunt and wife, Heather Hunt

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 Nashville, Tennessee, this 17th day of May 19 96.

Commission expires 11/22/97

Laura A. Beasley
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 _____

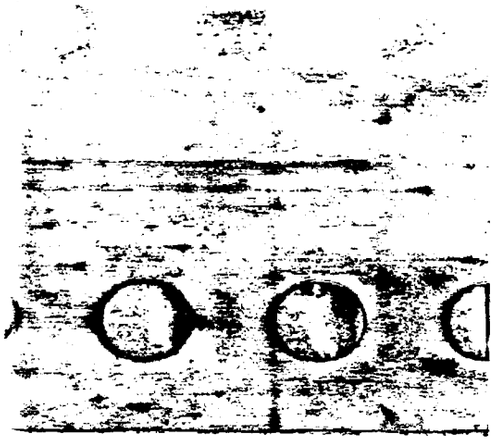
_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

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

IDENTIFICATION REFERENCE

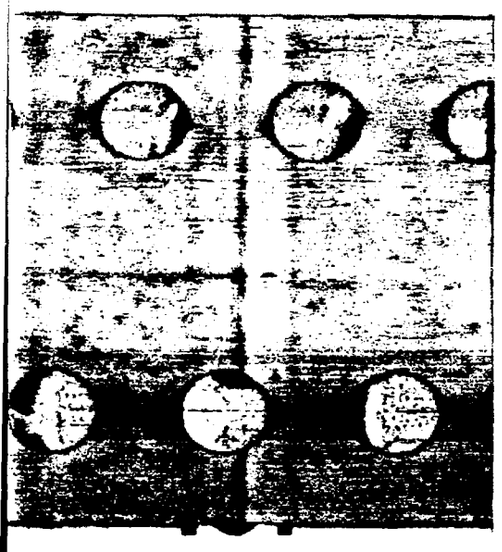
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10056 PG 342



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 75000.00
				CON TX 277.50
				PRFEE 1.00
				MTGEE 8.00
				TOTAL 286.50
				CHECK 286.50
			05/21/96	02 13:12 0001 3804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183737
IDENTIF. # REFERENCE

96 MAY 21 PM 1:0

No. 1041745