WARRANTY DEED

BOOK 10060 PG 413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Veronica Forehand (NAME)	CTX Mortgage Company (NAME)	MAP 172-10
5065 Marc Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 8
Nashville, TN 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, James M. Cunningham and wife, Nancy B. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Veronica Forehand

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:

Being Lot No. 53 on the Plan of Harvard Estates, Section II, as of record in Book 4675, page 61, to which plan reference is here made for a more complete description.

Being the same property conveyed to James M. Cunningham and wife, Nancy B. Cunningham by deed from Larry Winn and wife, Jane Winn, of record in Book 6179, page 663, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 4675, page 61, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Easement for sanitary sewer and/or storm drainage, of record in Book 7614, page 7, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5065 Marc Drive, 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 23rd day of May 19 96

James M. Cunningham

Nancy B. Cunningham

BOOK 10060 PG 414

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Cunningham and wife, Nancy B. Cunningham

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 Franklin, Tennessee, this 23rd day of May 19 96

Commission expires 8-24-97

Rhonda J. Whitenwolf
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

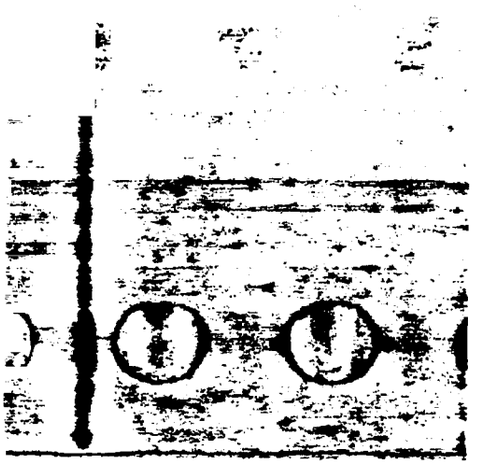
0184964
IDENTIF. & REFERENCE

96 MAY 24 AM 10:34

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

5122 05/24 0101 03CHECK 674.63

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



RECEIVED OF _____

FOR _____

BOOK 10060 PG 415

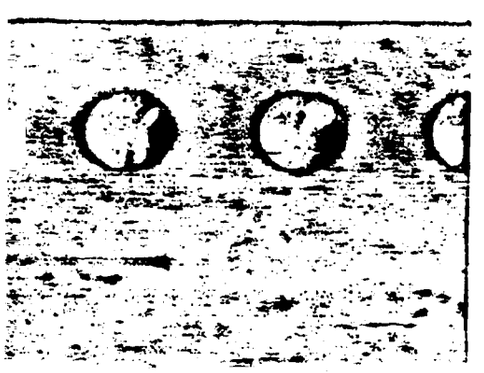
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 179900.00
CON TX 665.63
PRFEE 1.00
MDEED 8.00
TOTAL 674.63
CHECK 674.63

05/24/96 01 10:39 0001 5122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0184964
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043046