10053-599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredrick P. Skellenger (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 149-06-0
2580 Johnson Ridge Rd. (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PARCEL 156.00
Antioch, Tennessee 37013 (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, Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredrick P. Skellenger and wife, Linda R. Skellenger

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. 49 on the Plan of Oakwood, Phase 6, Section Two, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a part of the same property conveyed to Centex Real Estate Corporation by deed from A.S. Johnson and wife, Fannie E. Johnson of record in Book 7715, page 152, Register's Office for Davidson County, Tennessee, and by deed from Houston Ezell Corporation, a Tennessee Corporation, of record in Book 8578, page 310, said Register's Office.

This conveyance is subject to taxes for 1996 and subsequent years, and to restrictions and easements of record.

0191803
IDENTIF. & REFERENCE

96 JUN 12 AM 9:59
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) property, known as 2580 Johnson Ridge Rd., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 7th day of June 19 96

Centex Real Estate Corporation
By:
Ken Thompson, Division Controller

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Real Estate Corporation the within named bargainor, and corporation, and that he as such Division Controller 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 Ken Thompson as such Division Controller, and attesting the same by the said _____ as such _____.

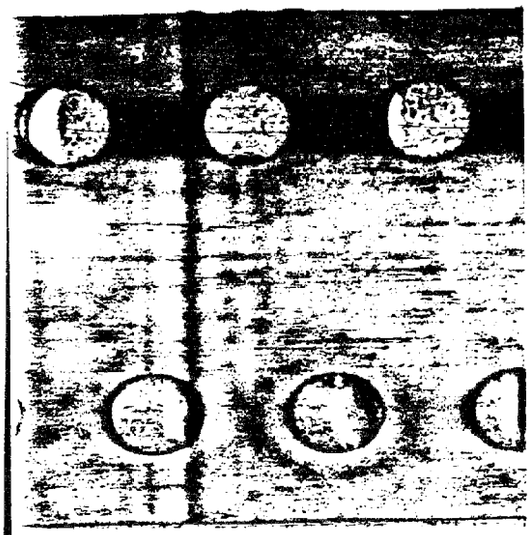
Witness my hand and official seal at office at Brentwood, TN 37027 on this the 7th day of June 19 96.

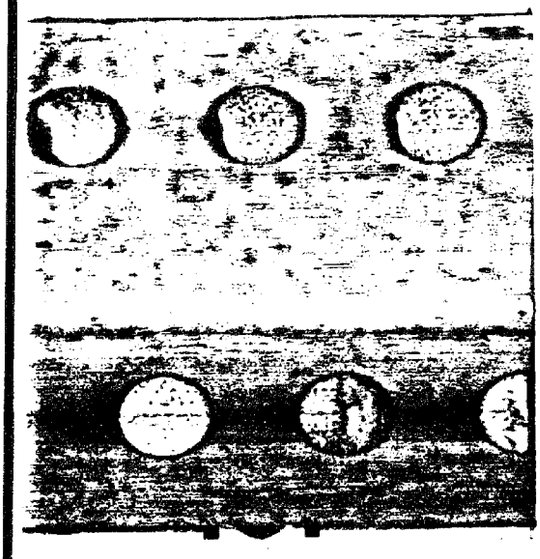
My commission expires July 12, 1999

Notary Public

RUTH H. SCOTT NOTARY PUBLIC TN

2465 06/12 0101 03CHECK 480.94





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

RECEIVED OF ~~2466 06/12 0101 03CHECK~~
FOR ~~131875.00~~

BOOK 10683 PG 901

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
			WDEED 131875.00	
			CON TX 487.94	
	CONT		PRFEE 131875.00 1.00	
			CHECK 8.00	
			WDEED 131875.00	
06/12/96	01		TOTAL 10:05 0001 2466	~~131371.94~~
			CHECK	~~131371.94~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/12/96 01 10:05 0001 2465

0191803
IDENTIF. # REFERENCE

96 JUN 12 AM 9:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

TOTAL $496.94

VOID
WDEED 131875.00-
CAMT 131875.00
TOTAL ~~131875.00~~

CONT No. 105~~0298~~