WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 1/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JANIS E. MARTIN (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 149-05
144 PEPPER RIDGE CIRCLE (ADDRESS)	P. O. BOX 19000 (ADDRESS)	GROUP A
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (CITY) (STATE) (ZIP)	PARCEL 144.00CO

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, RANDAL R. BOSTON, by and through VALERIE J. BOSTON, Attorney in Fact and wife, VALERIE J. BOSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANIS E. MARTIN, UNMARRIED

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:

Situated in Davidson County, Tennessee, being Unit No. 144 on the Plan of Condominium Site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Plat Book 7900, page 560, with annexation of land in Book 8684, page 880, having been corrected, amended, and restated in Book 8870, page 546, and in Book 9020, page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Randal R. Boston and wife, Valerie J. Boston by Deed of record in Book 9118, page 747, Register's Office for Davidson County, Tennessee.

VALERIE J. BOSTON executes this instrument individually and as Attorney in Fact for RANDAL R. BOSTON pursuant to Special Power of Attorney recorded simultaneously herewith.

MAIL ENV.

9545 07/01 0101 03CHECK 341.63

0198343

IDENTIFICATION REFERENCE

95 JUL -1 AM 9:56

REGISTER
DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 144 Pepper Ridge Circle, 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/our hand s this 27th day of June 19 96

Randal R. Boston
RANDAL R. BOSTON

Valerie J. Boston
VALERIE J. BOSTON

BY: Valerie J. Boston
VALERIE J. BOSTON, ATTORNEY IN FACT

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 VALERIE J. BOSTON

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 GOODLETTSVILLE, _____, Tennessee, this 27th day of June, 96.

Commission expires 11/20/96

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 :

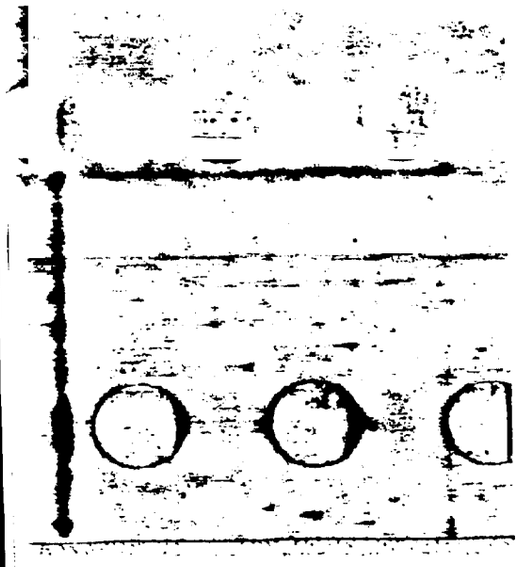
COUNTY OF DAVIDSON :

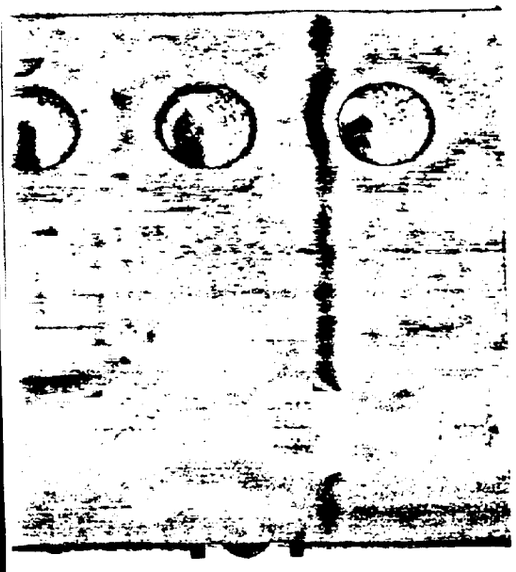
Personally appeared before me, VALERIE J. BOSTON, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for RANDAL R. BOSTON and is authorized by RANDAL R. BOSTON to execute this instrument on his behalf.

Witness my hand and official seal this 27th day of June, 1996.

NOTARY PUBLIC

My commission expires: 11/20/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 386

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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

07/01/96 01 10:04 0001 9545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198343
IDENTIFICATION REFERENCE

96 JUL -1 AM 9:56

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

No. 1057288