STATE OF TENNESSEE
COUNTY OF Davidson
7072-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,000.00

Affiant

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

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzette Ervin	CTX Mortgage Company	132-1-211
(NAME)	(NAME)	
4100 Lealand Lane	P. O. Box 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37204	Dallas, TX 75219-9000	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Nicki O'Brien, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Suzette Ervin, 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:

Land in Davidson County, Tennessee, being Lot No. 176-B Zone Lot Division No. 176, Rolling Meadows, as of record in Plat Book 6250, page 237, Register's Office for said County, to which plan reference is hereby made for a complete description.

BEING the same property conveyed to Nicki O'Brien, unmarried by deed from William L. Smith and wife, Derri Smith, filed of record in Book 7280, page 606, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

D00269

95 JUL -5 AM 8:21

1373 07/05 0101 00CHECK 560.30

This is improved property known as 4100 Lealand Lane, Nashville, TN 37204

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 her hand this 27th day of June, 19 96.

Nicki O'Brien

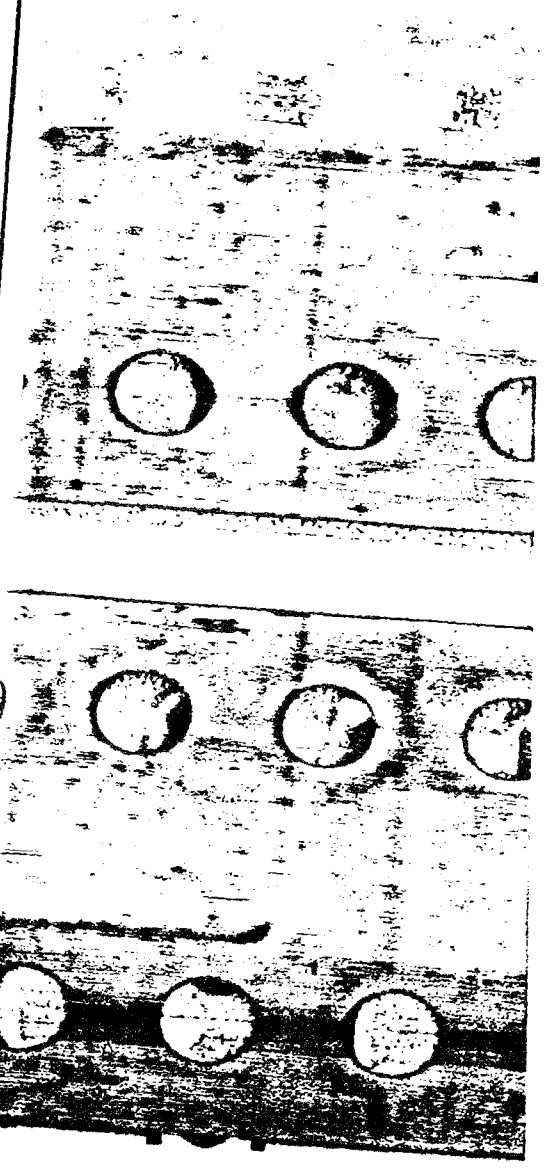
7072-M

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Nicki O'Brien, unmarried 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 Nashville, Tennessee, this 27th day of June, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10111 PG 168

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
149000.00
DDN TX 551.30
PRFEE 1.00
WDEED 8.00
TOTAL 560.30
CHECK 560.30

07/05/96 01 08:24 0001 1593

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200269
IDENTIFICATION REFERENCE

95 JUL -5 AM 8:21

REGISTER
DAVIDSON CO. TN.

No. 1059320