WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,397.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

Notary Public

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

BOOK 10111 PG 270

Mail

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
Dennis R. Marr, Jr. (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 149-06-0
1012 Oak Ridge Court (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PARCEL 169.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (CITY) (STATE) (ZIP)	02DX 09211

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 Dennis R. Marr, Jr., a single person

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. 69 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 the year 1996 and subsequent years, easements and restrictive covenants of record.

02 00297

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unimproved ( )
This is improved (X) property, known as 1012 Oak Ridge Court, Antioch, Tennessee 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 hand this 28th day of June 19 96

Centex Real Estate Corporation
By:
Ken Thompson, Division Controller

STATE OF TENNESSEE

BOOK 10111 PG 271

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

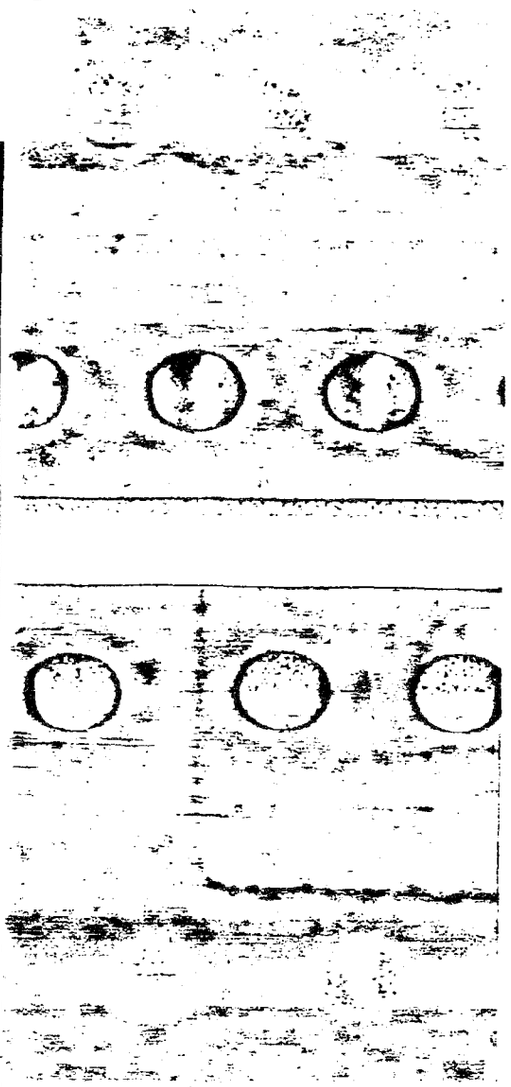
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Real Estate Corporation 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 28th day of June 19 96.

My commission expires July 12, 1999

_____
Notary Public

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



RECEIVED OF _____

FOR _____

BOOK 10111 PG 272

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 127397.00
CON TX 471.37
PRFEE 1.00
WDEED 8.00
TOTAL 480.37
CHECK 480.37

07/05/96 01 08:54 0001 1623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200297
IDENTIFICATION REFERENCE

96 JUL -5 AM 8:51
FELIX Z. WILSON, II
REGISTER
DAVIDSON CO. TN.

No. 1059350