WARRANTY DEED

BOOK 10120 PG 312

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Tony B. McMahon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

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
Tony B. McMahon (NAME)	CTX Mortgage Company (NAME)	MAP 119-11
42 East Thompson Lane (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 118
Nashville, Tennessee 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, The Estate of Madge Bennett, Beverly M. McMahon, Tony McMahon, Elaine Good, Faye Pickard, Joe Wesley McMahon, Karyle Hayes, Andrew McMahon HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony B. McMahon and wife, Connie N. McMahon

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. 51 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 188 feet on the northwesterly side of Thompson Lane and runs back 220 feet on the southwesterly line and 215 feet on the northeasterly line to a dead line measuring 188.06 feet thereon.

Being the same property conveyed to Madge M. Bennett by deed from W. Warren McMahon and Elmer D. McMahon of record in Book 5500, page 840, Register's Office for Davidson County, Tennessee. The said Madge M. Bennett having since deceased leaving the following heirs, Karyle Hayes, Andrew McMahon, Elaine Good, Faye Pickard, Joe Wesley McMahon, Beverly M. McMahon, and Tony McMahon.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 2548, page 299, Register's Office for Davidson County, Tennessee.

Plan of record in Book 2331, page 138, said Register's Office, shows an

CONTINUED

unimproved ( )
This is improved (X) property, known as 42 East Thompson Lane, Nashville, Tennessee 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 my hand this 3rd day of July 19 96

The Estate of Madge Bennett
By: Beverly M. McMahon, atty
Beverly M. McMahon, Administratrix

Beverly M. McMahon
BEVERLY M. MCMAHON

Tony B. McMahon
TONY MCMAHON

Elaine Good by Beverly M. McMahon attn in fact
ELAINE GOOD

Faye Pickard by Beverly M. McMahon attn in fact
FAYE PICKARD

Joe Wesley McMahon by Beverly M. McMahon attn in fact
JOE WESLEY MCMAHON

Karyle Hayes by Beverly M. McMahon attn in fact
KARYLE HAYES

Andrew McMahon by Beverly M. McMahon attn in fact
ANDREW MCMAHON

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 Tony B. McMahon and Beverly M. McMahon

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 Franklin, Tennessee, this 3rd day of July 19 96.

Commission expires 1-30-97

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 Beverly M. McMahon and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Administratrix and _____ respectively of the The Estate of Madge Bennett the within named bargainor, and corporation, and that she as such Administratrix 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 Beverly M. McMahon as such Administratrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 3rd day of July 1996.

My commission expires 11-30-97

Notary Public

LEGAL DESCRIPTION CONTINUATION

Owner's Certificate, certain notes, easements and setback lines.

Easement for water mains as set out in Book 6160, page 583, said Register's Office.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. McMahon, with whom I am personally acquainted and who acknowledged she is the Attorney-in-fact of Karlye Hayes and is authorized by Karlye Hayes to execute this instrument on her behalf.

Witness my hand, at Franklin, Tennessee, this 3rd day of July, 1996.

Notary Public

My commission expires: 11-30-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. McMahon, with whom I am personally acquainted and who acknowledged she is the Attorney-in-fact of Andrew McMahon and is authorized by Andrew McMahon to execute this instrument on her behalf.

Witness my hand, at Franklin, Tennessee, this 3rd day of July, 1996.

Notary Public

My commission expires: 11-30-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. McMahon, with whom I am personally acquainted, and who acknowledged she is the Attorney-in-fact of Elaine Good and is authorized by Elaine Good to execute this instrument on her behalf.

Witness my hand, at Franklin, Tennessee, this 3rd day of July, 1996.

Notary Public

My commission expires: 11-30-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. McMahon, with whom I am personally acquainted, and who acknowledged she is the Attorney-in-fact of Faye Pickard and is authorized by Faye Pickard to execute this instrument on her behalf.

Witness my hand, at Franklin, Tennessee, this 3rd day of July, 1996.

Notary Public

My commission expires: 11-30-97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly M. McMahon, with whom I am personally acquainted, and who acknowledged she is the Attorney-in-fact of Joe Wesley McMahon and is authorized by Joe Wesley McMahon to execute this instrument on his behalf.

Witness my hand, at Franklin, Tennessee, this 3rd day of July, 1996.

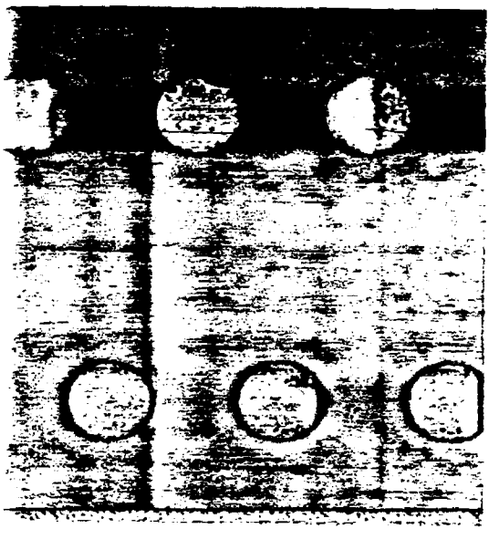
Notary Public

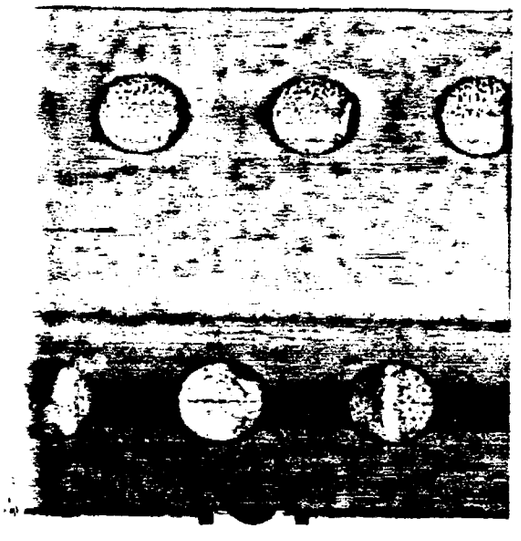
My commission expires: 11-30-97

4954 07/17 0101 03CHECK 331.50

0203313
IDENTIF. # REFERENCE

96 JUL 15 PM 3:22





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 316

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 16.00
TOTAL 331.50
CHECK 331.50

07/15/96 01 09:25 0001 4954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203313
IDENTIF. # REFERENCE

96 JUL 15 AM 9:22
REGISTER
DAVIDSON CO. TN.

No. 1062636