BK 10122 PG 61

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alan W. Shell	CTX Mortgage Company	108-12
(NAME)	(NAME)	
3249 Lakeford Drive	P.O. Box 19000	133
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75219	30-91092
(CITY) (STATE) (ZIP)	(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, Jimmy Holmquist and wife, Renee Holmquist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan W. Shell and wife, Melissa J. Shell

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. 121B Zoned Lot Division Lots 121 and 38, on the Plan of East Lake Subdivision Section 4 of record in Plat Book 5800, Page 245, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jimmy Holmquist and wife, Renee Holmquist by deed of record in Book 8222, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jimmy Holmquist and wife, Renee Holmquist by David E. Tate as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10122, Page 40, in the Register's Office for Davidson County, Tennessee.

96203994
RECEIVED FOR RECORD & REFERENCE
96 JUL 16 AM 10:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property known as 3249 Lakeford Drive, Nashville, TN 37214
(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 our hands this 12th day of July 1996

Jimmy Holmquist — Jimmy Holmquist
By: David E. Tate, Att-in-fact
David E. Tate, Attorney-in-fact

Renee Holmquist — Renee Holmquist
By: David E. Tate, Att-in-fact
David E. Tate, Attorney-in-fact

DCTN01WC

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 Jimmy Holmquist and wife, Renee Holmquist

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 12th day of July 19 96.

Commission expires October 9, 1999

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

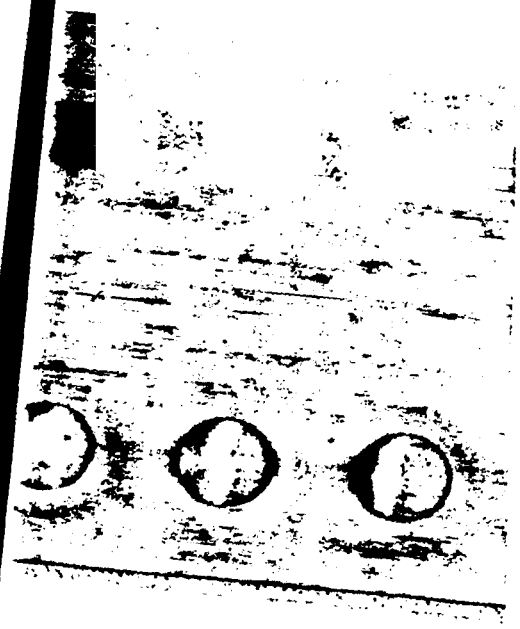
On this 7/15/96 before me personally appeared David E. Tate, the person who executed the foregoing instrument on behalf of Jimmy Holmquist and wife, Renee Holmquist, and acknowledged that he executed the same as the free act and deed of the said Jimmy Holmquist and wife, Renee Holmquist, through Power of Attorney granted him by the said Jimmy Holmquist and wife, Renee Holmquist.

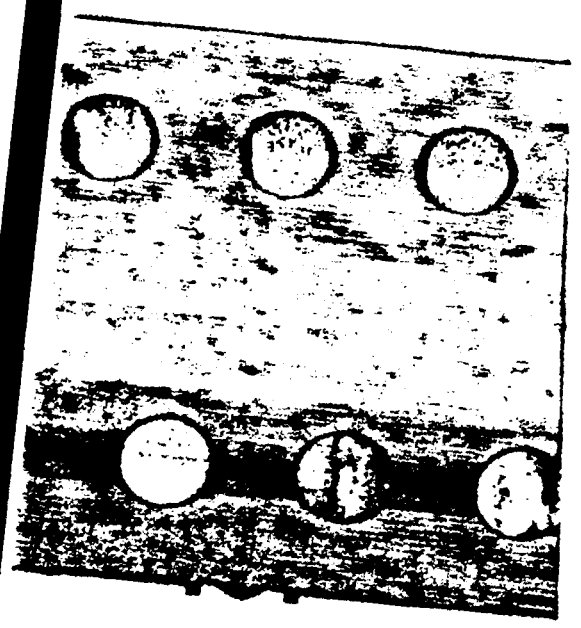
Commission Expires: _____

Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 63

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

AMT	61500.00
CO TX	227.55
PRFEE	1.00
MTGFEE	8.00
TOTAL	236.55
CHECK	236.55

07/16/96 01 10:33 0001 5692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203994
IDENTIFICATION REFERENCE

96 JUL 16 AM 10:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063362