BOOK 10144 PG 211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-22-2000

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa A. Accardi (NAME)	CTX Mortgage Company (NAME)	148-15
162 Sheila Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	56
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 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, Michael M. Maenza and wife Jama J. Maenza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa A. Accardi and husband, Alan G. Accardi

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. 267 on the plan of Colewood Acres, Section 4, of record in Book 4175, page 144, Register's Office for said County.

Said Lot No. 267 fronts 75.0 feet on the northwesterly margin of Sheila Drive and extends back 133.0 feet on the northeasterly line and 140.0 feet on the southwesterly line to a dead line in the rear, measuring 75.3 feet thereon.

Being the same property conveyed to Michael M. Maenza, unmarried by deed from Sandra L. Perryman, George C. Sanders and Dean S. Sanders of record in Book 6561, page 840, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4451, page 994, said Register's Office.

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

Jama J. Maenza joins herein to convey any and all rights she has; especially marital rights.

0210545

IDENTIF. 4 REFERENCE

95 AUG -2 PM 3:01

REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 162 Sheila Drive, 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 31st day of July 19 96

Michael M. Maenza Michael M. Maenza
By: Linda S. Harris, att'y in fact
Linda S. Harris, Attorney-in-fact

Jama J. Maenza by Linda S. Harris, att'y in fact
Jama J. Maenza by Linda S. Harris, attorney in Fact

BOOK 10144 PG 212

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 _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July 19 96.

Commission expires _____

_____
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, 31st day of July, 19 96, personally appeared before me, Linda S. Harris _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Michael M. Maenza AND Jama J. Maenza and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 31st day of July, 19 96

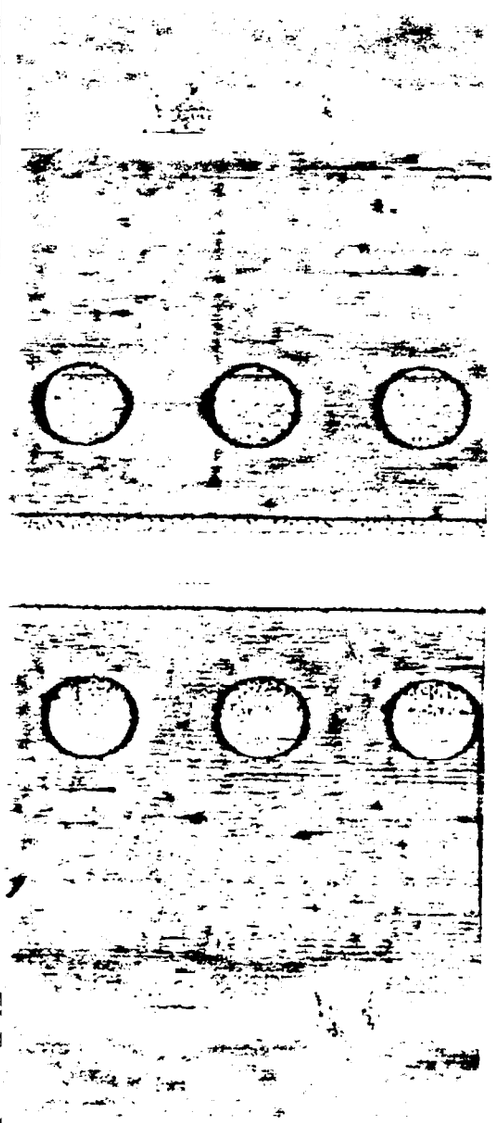
My commission expires 7-22-2000

_____
Notary Public

JAMES R. BLUMBERG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

2724 08/02 0101 03CHECK

360-50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10144 PG 213

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
			08/02/96	01 15:04 0001 2724

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210545
IDENTIF. ↑ REFERENCE
96 AUG -2 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1070300