BOX 2

WARRANTY DEED

BOOK 10167 PG 231

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Dowdy (NAME)	CTX Mortgage Company (NAME)	MAP 133-13
4713 Danby Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	PARCEL 75
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	6DU24820

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, Wayman Hobby and wife, Selene P. Hobby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Dowdy and wife, Wendy Dowdy

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. 104 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Inwood Drive at the corner of Lots 104 and 105; thence southwardly with the line between said lots 135 feet to a point, the common corner of Lots 104, 105, ang 119; thence with the line between Lots 104 and 119 eastwardly 168.2 feet to a point in the west margin of Danby Drive; thence with the margin of the same northwardly 110 feet to a point, the begining of a curve; thence around said curve northwestardly 39.1 feet to a point in the south margin of Inwood Drive; thence with the margin of the same westwardly 142.2 feet to the point of beginning.

Being the same property conveyed to Wayman Hobby and wife, Selene P. Hobby by deed from Ferriss C. Bailey, Trustee of record in Book 2436, page 535, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2343, page 514 and Book 2393, page 627, said Register's Office.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 4713 Danby Drive, Nashville, TN 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 our hand s this 22nd day of August 19 96

Wayman Hobby
Wayman Hobby

Selene P. Hobby
Selene P. Hobby

BOOK 10167 PG 232

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 Wayman Hobby and wife, Selene P. Hobby

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 Nashville, Tennessee, this 22nd day of August 19 96.

Commission expires 11/22/97

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

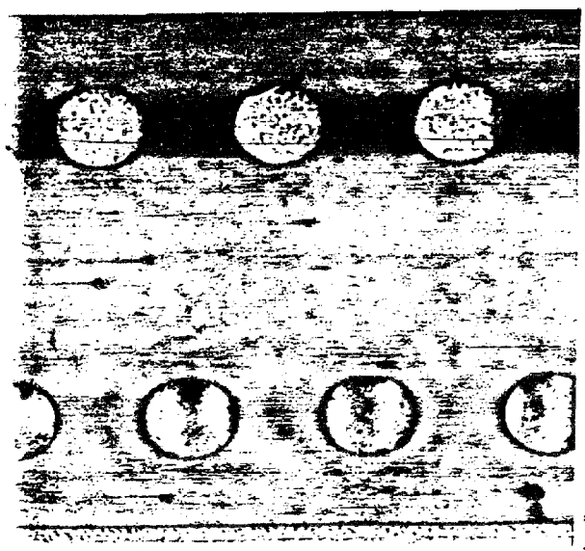
Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

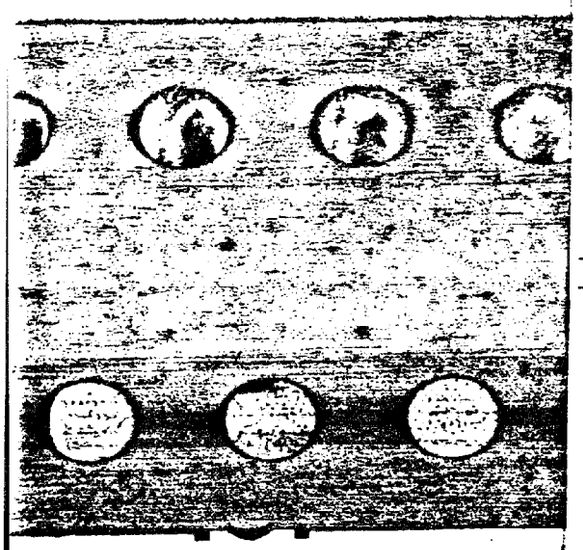
The legal description is the same as the previous deed of record.

02118080
IDENTIFICATION REFERENCE

96 AUG 26 AM 11:01
DAVIDSON COUNTY, TN.

0772 08/26 0101 03CHECK 434.50





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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 233

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50

08/26/96 01 11:02 0001 0772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218080
IDENTIFICATION REFERENCE

96 AUG 26 AM 11:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023317