WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant 8/30/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy B. Hunter (NAME)	CTX Mortgage Company (NAME)	85-7-129
3131 Jenry Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	3DZ-64002
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (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, Carl Douglas Butts and Lloyd Francis Butts, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy B. Hunter and wife, Laurie C. Hunter

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. 225 on the Plan of Stanford Country Club Estates, Section IV, of record in Book 2900, page 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carl Douglas Butts and Lloyd Francis Butts, as equal tenants in common, by Quitclaim Deed from Sarah Frances Butts, of record in Book 8675, page 665, Register's Office for Davidson County, Tennesse.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 2900, page 83 and 84; all in the Register's Office for Davidson County, Tennessee.

The spouses of the herein named Grantors hereby join in this conveyance for the purpose of conveying all right, title and interest they may have in and to the above described property, due to marital status or otherwise.

unimproved ( )
This is improved (X) property, known as 3131 Jenry 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 hand s this 30th day of August, 19 96

Carl Douglas Butts

Carl Douglas Butts

Jennie K. Butts

Lloyd Francis Butts

Lloyd Francis Butts

Marlene H. Butts

BOOK 10181 PG 902

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 Carl Douglas Butts and wife, Jimmie K. Butts; and Lloyd Francis Butts and wife, Marlene H. Butts

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 Brentwood, Tennessee, this 30th day of August 19 96.

Commission expires 11/22/96

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 26, 1997

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 _____ 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_____.

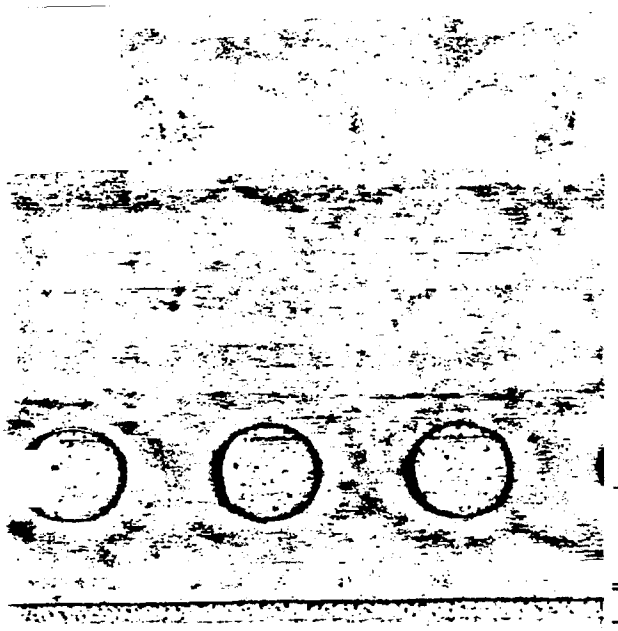
My commission expires _____

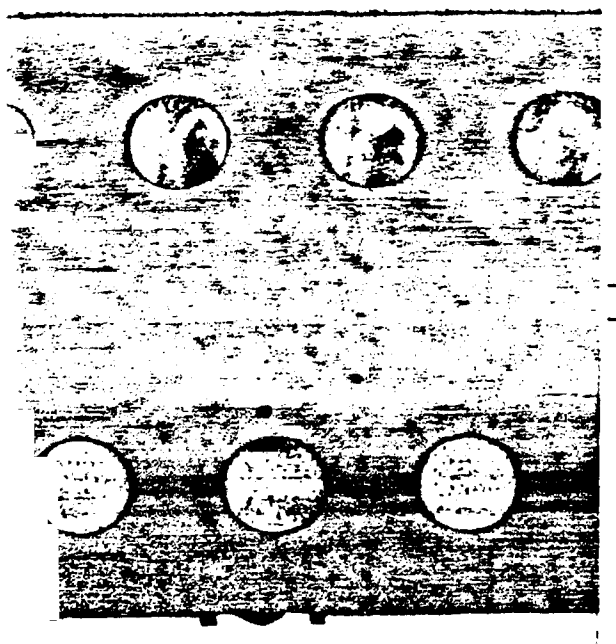
Notary Public

0222249
IDENTIF. & REFERENCE

96 SEP -6 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5256 09/06 0101 03CHECK 416.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10181 PG 903

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5256

0222249
IDENTIF. & REFERENCE

96 SEP -6 PM 12:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1027752