BOOK 10209 PG 684

BOX #19B

G#96-9-30K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,900.00

Shawn C. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
SHAWN C. HORTON	PACIFIC SOUTHWEST BANK	MAP 147-09
(NAME)	(NAME)	
5031 Marchant Drive	4144 N. Central Expwy, Suite 900	PARCEL 023
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, Texas 75204	FB #06DU-31225
(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, JAMES W. THOMAS, II, AND JANE THOMAS BURKE, AS THE SOLE HEIRS-AT-LAW OF GENEVA A. THOMAS, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHAWN C. HORTON AND WIFE, CHRISTY L. HORTON

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. 71 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James W. Thomas and wife, Geneva A. Thomas, by Deed from Joe Zeitlin and Martin L. Zeitlin, partners d/b/a Martin Construction Company, of record in Book 2493, Page 629, Register's Office for Davidson County, Tennessee. The said parties having since died. The said James W. Thomas (a/k/a James W. Thomas, Sr.) predeceasing Geneva A. Thomas.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

THE ABOVE SUBJECT PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THIS instrument is being executed in behalf of James W. Thomas, II, pursuant to a Power of Attorney executed by him on the 8th day of August, 1996, of

CONTINUED

unimproved ( )
This is improved (X) property, known as 5031 Marchant 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 27th day of September 1996

James W. Thomas II
JAMES W. THOMAS, II

By: Jane Thomas Burke
JANE THOMAS BURKE, ATTORNEY-IN-FACT

Jane Thomas Burke
JANE THOMAS BURKE

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 JANE THOMAS BURKE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of September, 1996

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

record in Book 10152, Page 353, Register's Office for Davidson County, Tennessee.

NOTARY ACKNOWLEDGMENT CONTINUATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

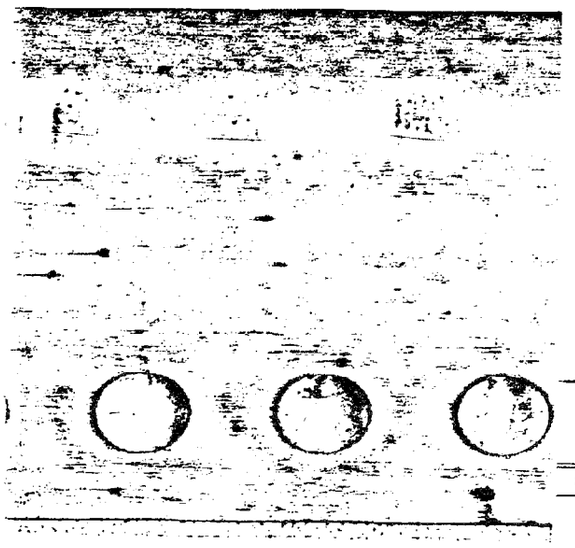
On this 27th day of September, 1996, before me personally appeared JANE THOMAS BURKE, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JAMES W. THOMAS, II, and acknowledged that she executed the same as the free act and deed of the said JAMES W. THOMAS, II.

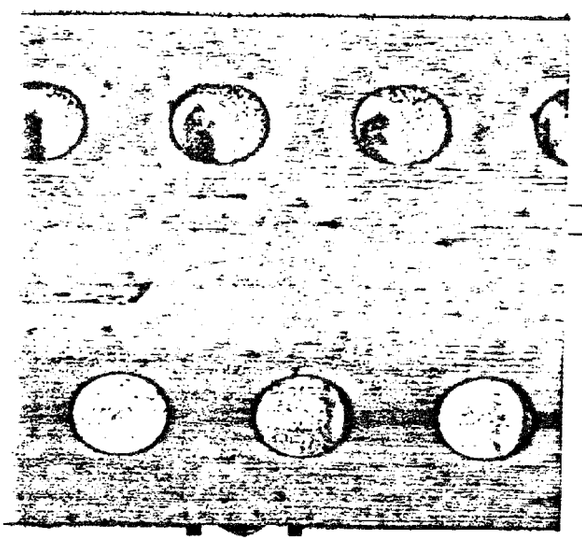
My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

96 OCT -1 PM 12:58
DAVIDSON COUNTY REGISTER
IDENTIFICATION REFERENCE
023141 9
3026 10/01 3101 03CHECK 437.83
DCTN01WC





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

RECEIVED OF _____

FOR _____

BOOK 10209 PG 686

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	115900.00
			CON TX	428.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	437.83
			CHECK	437.83
10/01/96		01	13:01 0001	5026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231419
IDENTIF. # REFERENCE

95 OCT -1 PM 12:58
REGISTER
DAVIDSON COUNTY, TN.

№ 1072115

No. [redacted]