BK/10229/PG983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Traci C. Spraggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Spraggins (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 149-02-0
2218 Oak Barrel Lane (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PARCEL 115
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 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, Centex Homes, a Nevada General Partnership, and 2728 Holding Corporation, a Nevada Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Spraggins and wife, Traci C. Spraggins

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. 19 on the Plan of Oakwood Subdivision, Phase Three, Section One, as of record in Book 7900, page 268, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a part of the same property conveyed to Centex Real Estate Corporation by deed from A. S. Johnson and wife, Fannie E. Johnson of record in Book 7715, page 152, Register's Office for Davidson County, Tennessee, and by deed from Houston Ezell Corporation, A Tennessee Corporation, of record in Book 8578, page 310, said Register's Office.

Centex Real Estate Corporation having since changed its name to 2728 Holding Corporation, a Nevada Corporation.

Centex Homes, a Nevada General Partnership, being the owner of all the beneficial interest in and to the herein described property rights joins in this conveyance for the express purpose of conveying all its rights, title, and interest to the Grantee(s) herein.

This conveyance is subject to taxes for 1997 and subsequent years, restrictions and easements of record.

1374 10/13 0101 03CHECK 456.33

unimproved ( )
This is improved (X) property, known as 2218 Oak Barrel Lane, Nashville, 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 9th day of October, 19 96

Centex Homes
By:
Ken Thompson, Division Controller

2728 Holding Corporation
By:
Ken Thompson, Division Controller

10229 984

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the 2728 Holding Corporation the within named bargainor, and corporation, and that he as such Division Controller 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 Ken Thompson as such Division Controller, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 9th day of October 19 96.

My commission expires May 24, 1997

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division Controller of the Centex Real Estate Corporation as Managing general partner of Centex Homes, a Nevada general partnership, the within named bargainor, and partnership, and that he as such Division Controller being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Ken Thompson as such Division Controller.

Witness my hand and official seal at Brentwood, Tennessee on this the 9th day of October, 1996.

My commission expires May 24, 1997

_____
Notary Public

IDENTIF. ↑ REFERENCE

96 OCT 18 PM 2:15
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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

RECEIVED OF _____

FOR _____

BOOK 10229 PG 985

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	
				120900.00
			CON TX	447.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	456.33
			CHECK	456.33
10/18/96	01		14:18 0001	1574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237573
IDENTIF. ↑ REFERENCE

96 OCT 18 PM 2:15

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

№ 1078583

No [redacted]