BOX 15

BOOK 10230 PG 428

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Breltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Doric Ward (NAME)	CTX Mortgage Company (NAME)	162-1C #70
608 Hickory Glade Court (ADDRESS)	P. O. Box 19000 (ADDRESS)	
Antioch, TN 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, Denise Kelley Van Buren, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doric Ward, unmarried

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.

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 70 on the Plan of Phase 2 Hickory Glade, as of record in Book 6240, page 889 as amended in Book 6900, page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 6824, page 929 and re-recorded in Book 6898, page 896; Book 6824, page 957 and re recorded in Book 6898, page 919; Book 6898, page 920; and Book 6957, page 473 all in the Register's Office for said County and to the matters set forth in the above referenced plan of record.

Being the same property conveyed to Denise Kelley by deed from W. L. Bainbridge, Inc. of record in Book 7584, page 60, Register's Office for Davidson County, Tennessee. It is hereby understood and agreed that the said Denise Kelley and Denise Kelley Van Buren being one and the same person.

And I, David Van Buren, husband of the within named Denise Kelley Van Buren, join in the execution of this instrument for the purpose of transferring all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

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

Unimproved ( )
This is Improved (X) property, known as 608 Hickory Glade Court, Antioch, TN 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 our hand s this 17th day of October 19 96

Denise Kelley Van Buren
Denise Kelley Van Buren

David Van Buren
David Van Buren

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOX 15

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 Denise Kelley Van Buren, married 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 Nashville, Tennessee, this the 17th day of October, 1996.

Lee E. Cranford
Notary Public

My Commission Expires: March 25, 2000

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public, within and for the State and County aforesaid, personally appeared _____, 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, executed 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Van Buren the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 17th day of October, 1996.

Joann Patterson
NOTARY PUBLIC

My Commission Expires: [illegible]

JOANN PATTERSON NOTARY PUBLIC AT LARGE

BOOK 10230 PG 429

96 OCT 18 PM 4:14
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

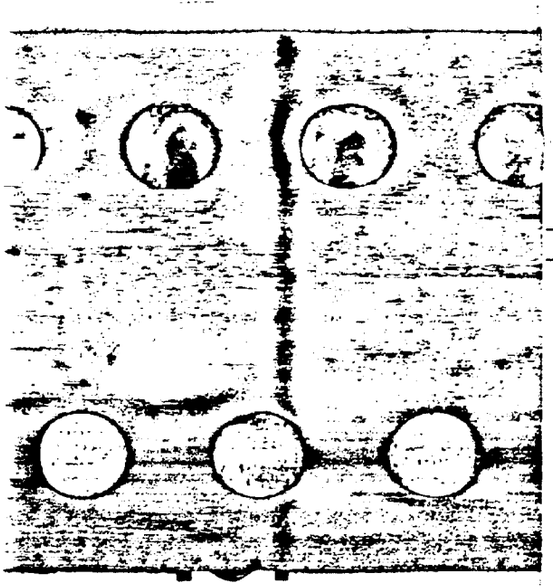
0237755
IDENTIF. ↑ REFERENCE

Warranty Deed from Denise Kelley Van Buren, to Doris Ward.

Return To:
Stoltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

1774 10/18 0101 03CHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 10230 PG 430

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
10/18/96	01			16:17 0001 1774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0237755 IDENTIF. ▲ REFERENCE

96 OCT 18 PM 4:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1078777

No. [redacted]