Box 2

BK/ 10233 PG 834

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Smith (NAME)	CTX Mortgage Company (NAME)	172-12-B-209CO
5805 Scout Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	06D-77943
Nashville, TN 37211 (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, Edward M. Murphy and wife, Robyn C. Murphy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger D. Smith and wife, Regina Shawn Smith

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, TN, BEING Lot No. 241 on the Plan of Bradford Hills, Section Eleven, of record in Book 7900, page 6, amended in Book 7900, page 496, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edward M. Murphy and wife, Robyn C. Murphy, by deed from Claridge Builders, Inc., of record in Book 9127, Page 388, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 7900, page 6, amended in Book 7900, page 496; restrictions of record in Book 8069, page 170, Book 8885, page 519; By-Laws in Book 8071, page 531; Open Space conveyed to Bradford Hills H.O, Inc., in Book 8154, page 304 and Book 9779, page 672; Charter of Bradford Hills H.O. Association, Inc., in Book 8071, page 520; Deeds of conveyance for sanitary sewers and water mains in Book 8377, page 769 and BOok 8377, page 808; all of record in the Register's office for Davidson County, Tennessee.

96 OCT 22 PM 3:30
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0238945
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 5805 Scout 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 18th day of October 19 96

Edward M. Murphy

Edward M. Murphy

Robyn C. Murphy

Robyn C. Murphy

PG 10233 PG 835

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 Edward M. Murphy and wife, Robyn C. Murphy

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 18th day of October, 19 96.

Commission expires 2/27/99

Notary Public

My Commission Expires

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

WARRANTY DEED

FROM

Edward M. Murphy and wife, Robyn C. Murphy

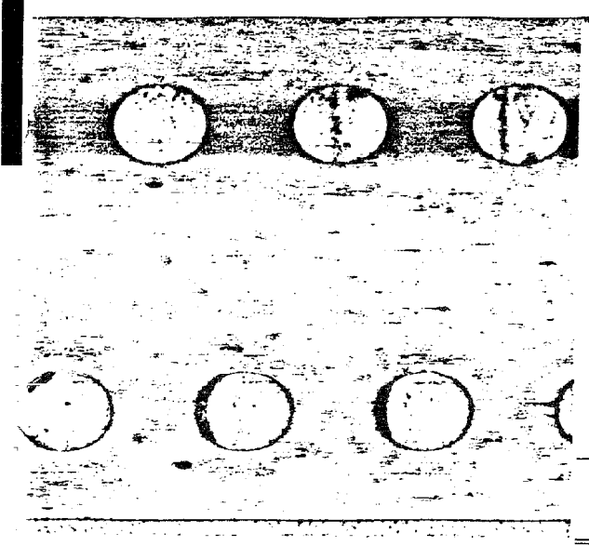
TO

Roger D. Smith and wife, Regina Shawn Smith

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

3071 10/22 3101 03CHECK 156.23



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

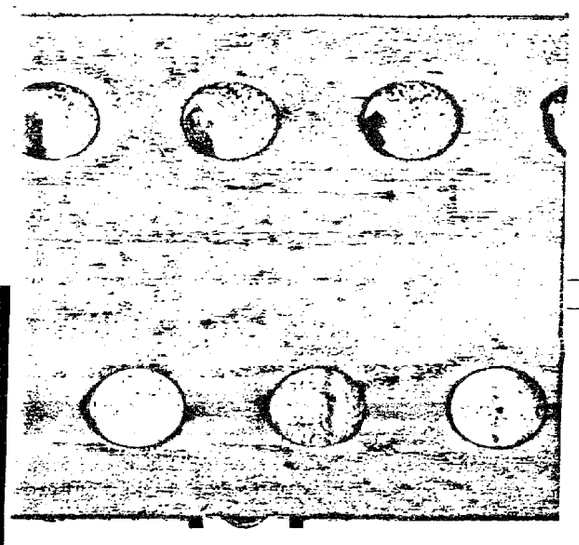
RECEIVED OF _____

FOR _____

BOOK 10233 PG 836

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 147900.00
CON TX 547.23
PRFEE 1.00
WDEED 8.00
TOTAL 556.23
CHECK 556.23

10/22/96 01 15:29 0001 3071

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238945
IDENTIF. & REFERENCE

96 OCT 22 PM 3:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080055

No. [redacted]