BOX 19B
96-11-1A

BOOK 10250 PG 793

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 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:	MAP-PARCEL NUMBERS
JETHRO ENYAKAWONCI EKUTA	CTX MORTGAGE COMPANY	MAP 135-14-0-A
(NAME)	(NAME)	
713 Rocky Mountain Court	P. O. Box 199077	PARCEL 062co
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, Texas 75219-9077	FB 02DX-06787
(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~~ I, LLOYD EUGENE STOUDER, II, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JETHRO ENYAKAWONCI EKUTA AND WIFE, ROSELINE ASIBI EKUTA

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. 115 on the Plan of Pinnacle Point Subdivision, Phase III, a Planned Unit Development, as of record in Book 6900, Pages 391, 392, and 393, 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 Lloyd Eugene Stouder, II, and wife, Valarie Stouder, by Deed from George L. Duke, III, and wife, Clara B. Duke, of record in Book 8399, Page 892, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 208A, Page 141, File No. 92D-1057, in the 4th Circuit Court for said County. Said property was further conveyed to LLOYD EUGENE STOUDER, II, AN UNMARRIED PERSON, by Quitclaim Deed of even date and being filed for record simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7032, Page 733, and as amended in Book 7065, Page 959, and in Book 7067, Page 739, and in Book 10097, Page 390, said Register's Office; By-Laws of Pinnacle Point Homeowners' Association, Inc., of record in Book 7032, Page 761, said Register's Office; Restrictive Covenants of record in Book 6405, Page 169, said Register's Office; easements and

CONTINUED

unimproved ( )
This is improved (X) property, known as 713 Rocky Mountain 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 my hand this 4th day of November 19 96

LLOYD EUGENE STOUDER, II

BOOK 10250 PG 794

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 LLOYD EUGENE STOUDER, II, AN UNMARRIED PERSON

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 Brentwood, Tennessee, this 4th day of November, 19 96.

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

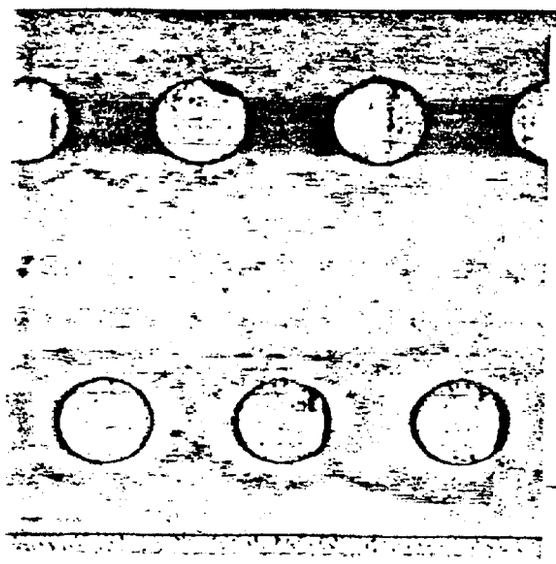
LEGAL DESCRIPTION CONTINUATION

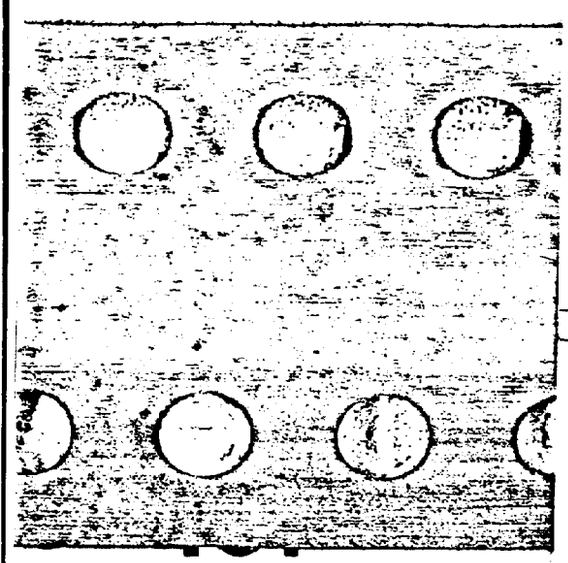
setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

8389 11/05 0101 03CHECK 453.00

0243866
IDENTIF. ↑ REFERENCE

96 NOV -5 PM 3:59
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10250 PG 795

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 120000.00
				CON TX 444.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 453.00
				CHECK 453.00
11/05/96	01			16:03 0001 8389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243866
IDENTIF. ↑ REFERENCE

96 NOV -5 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085315