file box 52

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10270 PG 648

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Koons (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 142-15-D
407 Sun Valley West (ADDRESS)	P.O. BOX 19000 (ADDRESS)	PAR 4
Nashville, Tennessee 37221 (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, William Dirk Calvin and wife, Ellen G. Calvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Koons and wife, Sara C. Koons

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. 4 on the plan of Sun Valley Townhomes, as shown on the plat of record in Plat Book B-6900, page 519, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to William Dirk Calvin by deed of record in Book 9018, page 126, said Register's Office. Ellen G. Calvin, the spouse of William Dirk Calvin, joins in this conveyance.

This conveyance is made subject to the all applicable zoning and codes regulations, and all matters as contained in the plat of record in Book B-6900, page 519, Register's Office for Davidson County, Tennessee, as well as the following: the By-Laws of Sun Valley Town Homes Homeowners' Association, of record in Book 7446, page 393; and the Restrictions of record in Book 7422, page 977, said Register's Office.

96 NOV 26 AM 8:24
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

( ) improved (X) property, known as 407 Sun Valley West, Nashville, Tennessee 37221
(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 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 25th day of November, 19 96

William Dirk Calvin

Ellen G. Calvin

BOOK 10270 PG 649

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 William Dirk Calvin and wife, Ellen G. Calvin

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 Nashville, Tennessee, this 25th day of November, 19 96

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

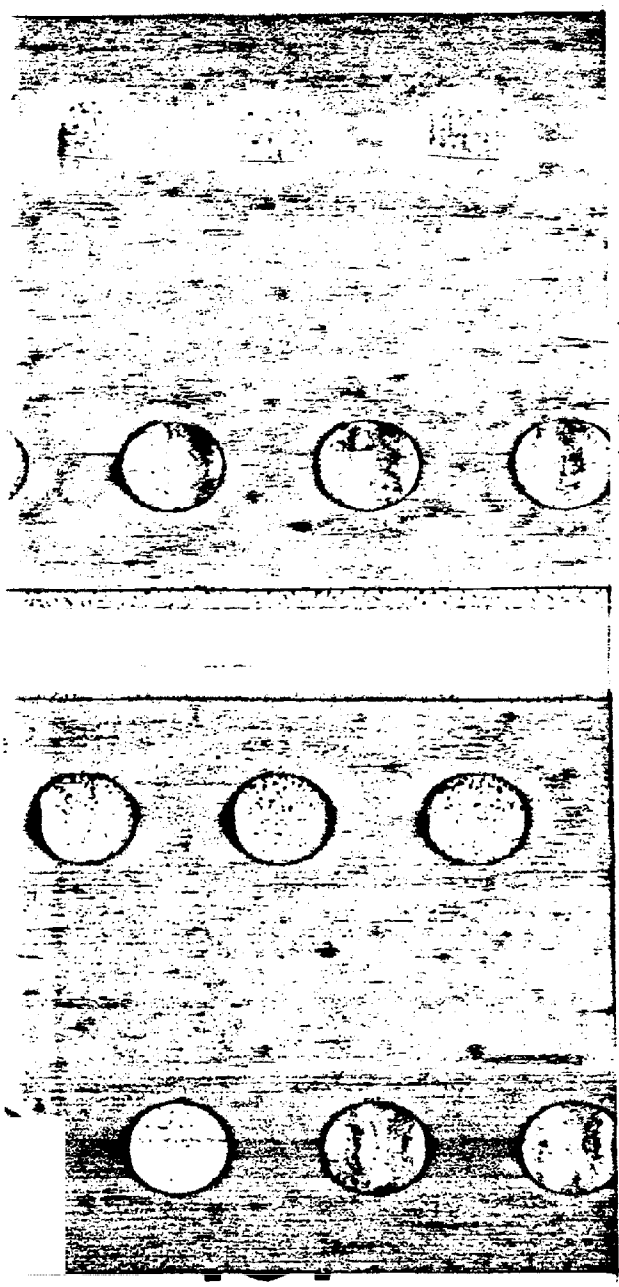
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

9253 11/26 0101 03CHECK 356.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 650

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	~~74000.00~~
			CON TX	347.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	356.80
			CHECK	356.80

11/26/96 01 08:24 0001 9253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250098
IDENTIF. & REFERENCE

96 NOV 26 AM 8:24
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1091941