BK/10295/PG480	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,300.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 19 96 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter C. Riley (NAME)	Countrywide Home Mortgage Loans (NAME)	MAP 4
8354 Riley Adcock Road (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 109
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Althea Dunn Baxter, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter C. Riley and wife, Mary Beth Riley

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:

Lying in the 14th Civil District of Davidson County, Tennessee and being part of a larger tract of land belonging to Fred Baxter as described in Deed Book 5259, page 415 at the Register's Office of Davidson County, Tennessee and being more particularly described according to a survey by Reasons Engineering & Associates, Inc. as follows:

Beginning at a concrete monument found in the North margin of Riley Adcock Road at the Southeast corner of Butler and the Southwest corner of the herein described lot; thence from said point of beginning North 35 degrees 26 minutes 10 seconds West 336.76 feet with the East line of Butler to an iron pin found at a fence in the East line of Baxter; thence with Baxter and generally with a fence the following calls: North 06 degrees 42 minutes 17 seconds East 129.94 feet to an iron pin found, North 03 degrees 24 minutes 33 seconds East 143.92 feet to an iron pin set; thence on a new line through Baxter South 40 degrees 22 minutes 07 seconds East 211.32 feet to an iron pin set in the West line of Adcox; thence with Adcox South 40 degrees 22 minutes 07 seconds East 384.28 feet to a concrete monument found in the North margin of Riley Adcock Road; thence with said margin the following calls: along a curve with radius= 315.49 feet, length= 102.57 feet, and chord= South 61 degrees 12 minutes 23 seconds West 102.12 feet, South 70 degrees 31 minutes 12 seconds West 132.33 feet to the point of beginning and containing 2.23 Acres.

Being the same property conveyed to Althea Dunn BAxter by deed from Fred Baxter and wife, Evelyn K. Baxter, of record in Book 8924, Page 26, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 8354 Riley Adcock Road, Joelton, TN 37080
(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 December 19 96

x Althea Dunn Baxter

Althea Dunn Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10295:481

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Althea Dunn Baxter

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 Goodlettsville, _____, Tennessee, this 9th day of December, A.D. 96.

Commission expires 1-22-99

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_____.

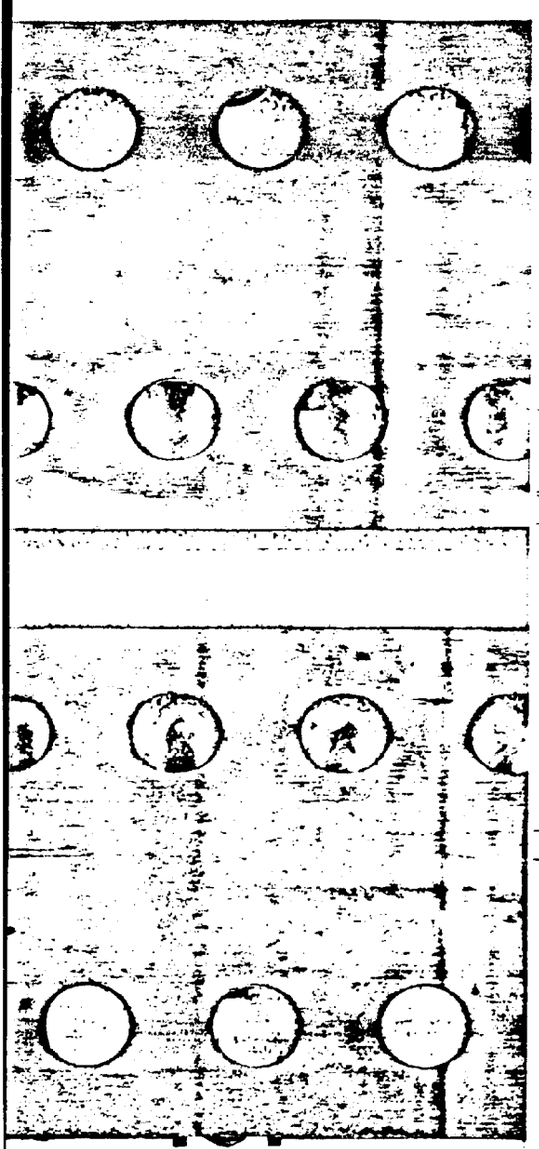
My commission expires _____

Notary Public

0257319
IDENTIF. & REFERENCE

96 DEC 19 AM 9:40
DAVIDSON COUNTY, TN.

7350 12/19 0101 03CHECK 350.51



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 482

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 92300.00
				CON TX 341.51
				PRFEE 1.00
				WDEED 8.00
				TOTAL 350.51
				CHECK 350.51
			12/19/96 01	09:40 0001 7350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257319

IDENTIF. & REFERENCE

96 DEC 19 AM 9:40

DAVIDSON COUNTY, TN.

No. 1099939