This instrument prepared by:

Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219

PLEASE RECORD & RETURN TO :
CHICAGO TITLE INS. CO.
BOX #35 FILE NO. 00281169

WARRANTY DEED

BOOK 10319 PG 431

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL W. RUSSELL	CTX MORTGAGE COMPANY	Map 150-7
(NAME)	(NAME)	
3437 COUNTRY WAY ROAD	P.O. BOX 199077	Parcel 509
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN 37013	DALLAS, TX 75219-9077	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mark A. Thiem and wife, Anne H. Thiem *have this day bargained and sold, and do hereby transfer and convey unto the said* Michael W. Russell and wife, Michelle B. Russell *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 386 on the Final P.U.D. Plan of the Re-Subdivision of Lots Nos. 380, 381, 384 and 385, Section Four-B and Lot No. 386, Section Five, Towne Village of the Country, of record in Book 6900, page 450, Register's Office for Davidson County, Tennessee.

Said Lot No. 386, which is a corner Lot, fronts 59.27 feet on the southwesterly margin of Country Way Road and fronts 72.53 feet on the northwesterly margin of Wellfleet Court, said frontages being joined by a curve, having a length of 36.49 feet, and extends back, 120.10 feet on the northwesterly line and 111.45 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Mark A. Thiem and Anne H. Thiem, husband and wife, by Warranty Deed from Otis Glenn Welch and wife, Carol Virden Welch, of record in Book 8201, page 874, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 116,500.00

Subscribed and sworn to before me this the 10th *day of* January *19* 97

Affiant

My commission expires: APRIL 14, 1997 *(Affix Seal)*

Notary Public MARY B. SIMMONS

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) property, known as 3437 Country Way Road, Antioch, Tennessee 37013 *(House Number) (Street) (P.O. Address) (City or Town)*
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 16th *day of* NOVEMBER, *19*96, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mark A. Thiem

Anne H. Thiem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JUDITH K LOYD, *a Notary Public in and for said County and State,* MARK A. THIEM & ANNE H. THIEM, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at DAVIDSON COUNTY, TENNESSEE, *this* 14th *day of* NOVEMBER, *1996.*

Judith K Loyd
Notary Public

JUDITH K. LOYD NOTARY PUBLIC DAVIDSON COUNTY, TEXAS

My Commission Expires: My Commission Expires SEPT. 19, 1997

STATE OF _____
COUNTY OF _____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

_____
Notary Public

My Commission Expires: _____

ENCUMBRANCES:

1. Taxes for 1996 and all subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 6582, page 568, and in Book 6767, page 456, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Book 6900, page 450, in said Register's Office.

WARANTY DEED

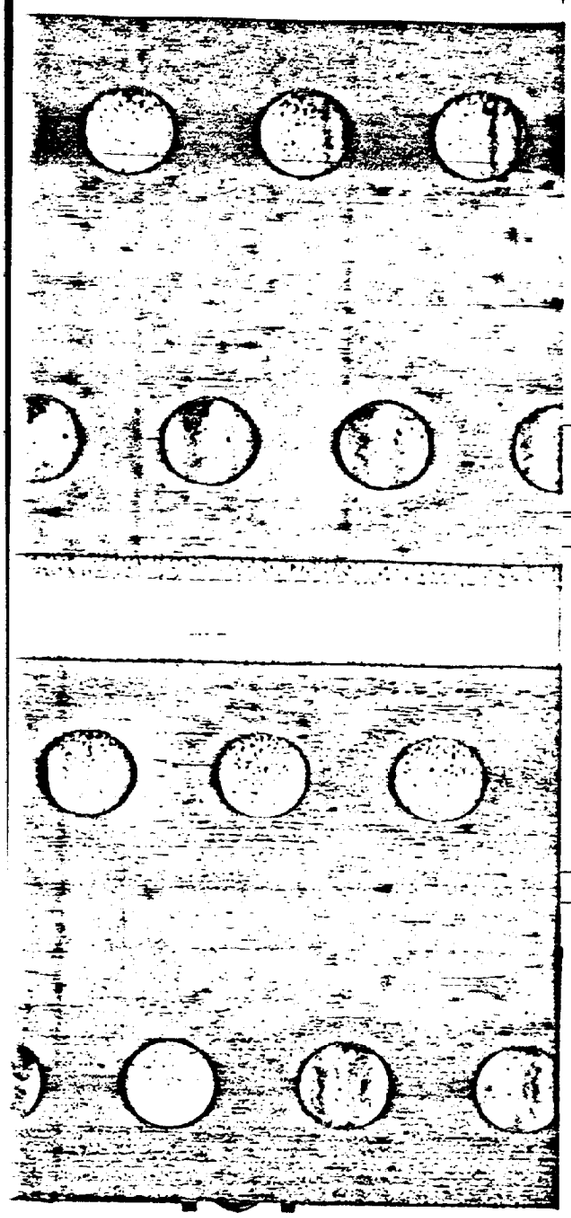
FROM

TO

4692 01/14 0101 03CHECK 440.05

97 JAN 14 PM 3:01
FELIA B. HESSOUN REGISTER
DAVIDSON COUNTY, TN.

126 4050
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10319 PG 433

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 116500.00
CON TX 431.05
PRFEE 1.00
WDEED 8.00
TOTAL 440.05
CHECK 440.05

01/14/97 01 15:03 0001 4692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264050
IDENTIFICATION REFERENCE
97 JAN 14 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107201