WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35323)

STATE OF TENNESSEE BOOK 10381 PG 208
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,900.00

Charles W. Compton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF March, 19 97

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Compton (NAME)	CTX Mortgage Company (NAME)	90-16-317
427 American Road (ADDRESS)	P.O. Box 19000 (ADDRESS)	8DA 41695
Nashville, TN 37209 (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, William B. Magee and wife, Audrey B. Magee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W. Compton and wife, Connie F. Compton

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. 9 on the Map of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 70.0 feet on the southwest margin of American Road and runs back 184.0 feet on the northwest line and 180.0 feet on the southeast line, to a dead line, measuring 70.3 feet thereon.

BEING the same property conveyed to William B. Magee and wife, Audrey B. Magee by deed from George Wayne Hollinsworth and wife, Carrie Evelyn Hollinsworth of record in Book 3341, Page 375, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 427 American Road, Nashville, TN 37209
(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 13th day of March, 19 97

X William B. Magee
William B. Magee

X Audrey B. Magee
Audrey B. Magee

BOOK 10381 PG 209

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 B. Magee and wife, Audrey B. Magee

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 13th day of March, 19 97

Commission expires 7/25/98

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

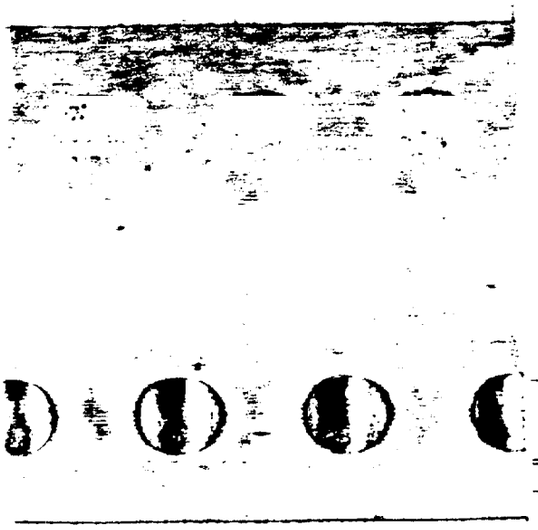
0283281

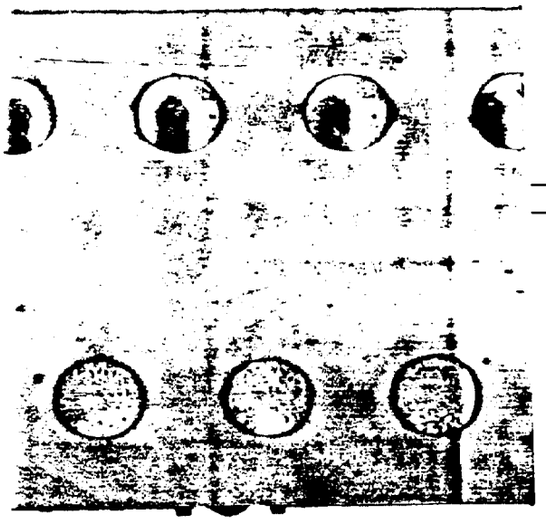
IDENTIF. & REFERENCE

97 MAR 17 AM 8:36

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7389 03/17 0101 03CHECK 352.73





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

RECEIVED OF _____

FOR _____

BOOK 10381 PG 210

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 92900.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
TOTAL 352.73
CHECK 352.73

03/17/97 01 08:35 0001 7389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283281
IDENTIF. ↑ REFERENCE

97 MAR 17 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127727