[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]]
[William T. Horton]	Boatmen's National Mortgage, Inc.	] MAP and PARCEL]
[Betty Ruth Horton]	Attn: Tax Dept.	]]
[3944 Keeley Drive]	4041 Knight Arnold Road	] 148-14 42]
[Nashville, TN 37211]	Memphis, TN 38118-0559	]]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10381 PG 719

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James A. Cox, Jr. and Lynn M. Cox, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William T. Horton and Betty Ruth Horton, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Blanchard heights, as of record in Book 2663, Pages 62 & 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to James A. Cox, Jr., and wife, Lynn M. Cox, by deed from Andrea G. Hamby by deed of record in Book 5077, Page 728, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3944 Keeley Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes remaining in escrow and payment of same being assumed by Grantees; 2) Plan of record in Book 2663, Pages 62 & 63, said Register's Office, and all matters therein; 3) Restrictive Covenants of record in Book 2795, Page 99, said Register's Office; 4) Deed of Trust of record in Book 5077, Page 728, said Register's Office.

It is understood and agreed by and between the parties hereto that part of the consideration for the conveyance herein is the assumption by the Grantees of an indebtedness secured by a certain Deed of Trust of record in Book 5077, Page 728, said Register's Office in the original principal amount of $25,800.00 together with all obligations therein and in the secured Note.

7586 03/17 0101 03CHECK 326.83

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $85,900.00]
[William T. Horton]
[Affiant]
[Subscribed and sworn before me this 13th day of March, 1997.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 10381 PG 720

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **13th** day of **March, 1997.**

James A. Cox, Jr.

Lynn M. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James A. Cox, Jr. and Lynn M. Cox, husband and wife** , with whom I am personally acquainted, or who 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, 1997.**

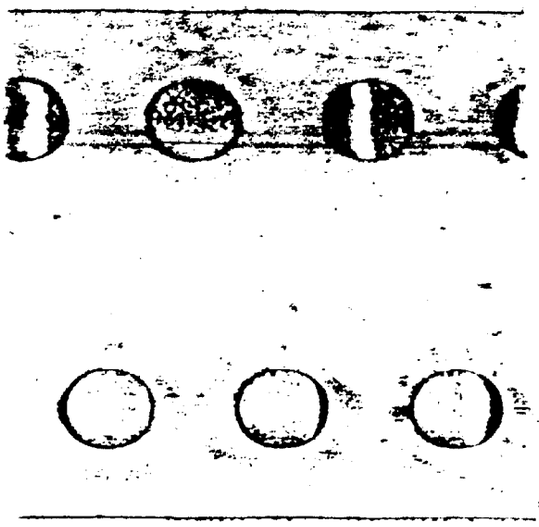
Notary Public
My Commission Expires: 5/23/98

File No. 9703-032

0283468
IDENTIFICATION REFERENCE

97 MAR 17 AM 11:53
FELIX Z. WILSCHER, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV



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

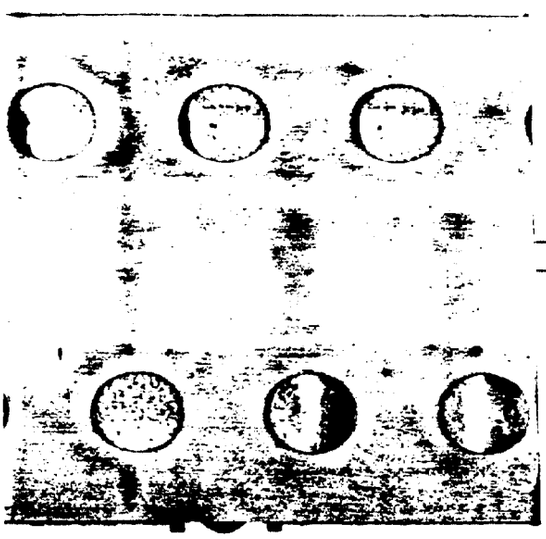
RECEIVED OF _____

FOR _____

BOOK 10381 PG 721

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 85900.00
CON TX 317.83
PRFEE 1.00
WDEED 8.00
TOTAL 326.83
CHECK 326.83

03/17/97 01 11:53 0001 7586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283468
IDENTIF. & REFERENCE

97 MAR 17 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127922