033-12-0
074.00

WARRANTY DEED

Date: ~~February 21~~ March 4, 1997

BOOK 10386 PG 349

9197 03/20 0101 03CHECK 83.00

Grantor: Janice Elaine Ligon McMillen

Grantor's Mailing Address (including county):

741 Bradshaw Drive
Corpus Christi, Nueces County, Texas 78412

Grantee: Charles Thomas Ligon and Larry Bland Ligon

Grantee's Mailing Address (including County):

Tax Bills to:
215 Marita Avenue Mail
Goodlettsville, Davidson County, Tennessee 37072

Consideration: TWENTY THOUSAND AND NO/100 DOLLARS cash in hand.

Property (including any improvements):

BEING Lot No. 31 Lot No. 32 on the Plan of Gateway Section I, as of record in Book 4361, Page 56, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the north margin of Friendship Drive at the corn of Lots 31 and 32; thence with the line between said lots northerly 155.2 feet to a point; thence easterly 82.4 feet to the west margin of Marita Avenue thence with the margin of same, southerly 135.7 feet to the beginning of a curve; thence around said curve, southwesterly 40.48 feet to the margin of Friendship Drive; thence with the margin of the same, westerly 55 feet to the point of beginning.

BEING the same property conveyed to Lou Lee Ligon, by deed from Leroy Carter and Wife, Betty June Carter of record in Book 3300, Page 39, Register's Office for Davidson County, Tennessee and BEING the same property conveyed to Charles Thomas Ligon, Janice Elaine Ligon McMillen and Larry Bland Ligon, by deed from Lou Lee Ligon of record in Book 7664, Page 943, Register's Office for Davidson County, Tennessee.

Reservations From and Exceptions to Conveyance and Warranty:

None

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to

Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Janice Elaine Ligon McMillen
JANICE ELAINE LIGON MCMILLEN

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF NUECES §

This instrument was acknowledged before me on March 4, 1997, by Janice Elaine Ligon McMillen.

Rose Marie Alvarez
Notary Public, State of Texas

ROSE MARIE ALVAR
MY COMMISSION EXPIRE
March 27, 2000

PREPARED IN THE OFFICE OF:

JAMES T. McMILLEN
Attorney at Law
1420 American Bank Plaza
711 N. Carancahua
Corpus Christi, Texas 78475

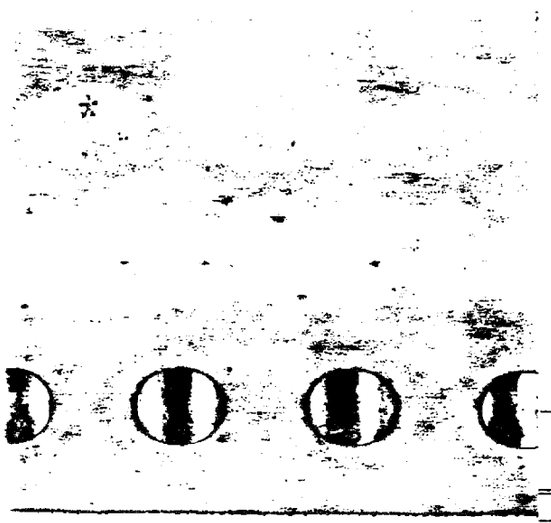
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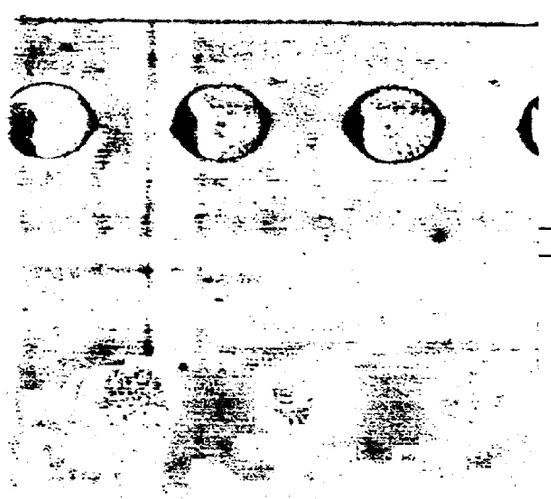
Charles Thomas Ligon and
Larry Bland Ligon
215 Marita Avenue
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ [illegible]
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 1997
Deputy Register

97 MAR 20 AM 11:11
DAVIDSON COUNTY, TN.

0284941
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10386 PG 351

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 20000.00
				CON TX 74.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 83.00
				CHECK 83.00
03/20/97	01			11:13 0001 9197

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284947
IDENTIF. # REFERENCE

97 MAR 20 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129512