FILED

WARRANTY DEED

BOOK 10463 PG 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Traci Samczyk (NAME)	CTX Mortgage Company (NAME)	MAP 87-5-0-A
4023 Farmingham Woods Drive (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 11CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 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, Tom Rotunno and wife, Ann B. Rotunno

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Traci Samczyk, a single person

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:

BEING Lot No. 11, on the plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Tom Rotunno and wife, Ann B. Rotunno by deed from Phillips Builders, Inc., of record in Book 8612, Page 53, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 414 and Book 9006, Page 409, Register's Office for said County.

0307709
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4111 05/22 0101 03CHECK 408.60

This is unimproved ( ) X improved property, known as 4023 Farmingham Woods Drive, Hermitage, TN 37076
(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 21st day of May 19 97

Tom Rotunno

Ann B. Rotunno

FILED

BOOK 10463 PG 739

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 Tom Rotunno and wife, Ann B. Rotunno

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 21st day of May, 1997.

Commission expires March 24, 2001

Notary Public

LINDA NICHOLLS 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 740

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
108000.00
CON TX 399.60
PRFEE 1.00
WDEED 8.00
TOTAL 408.60
CHECK 408.60

05/22/97 01 15:11 0001 4111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307709
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.