WARRANTY DEED

BOOK 10472 PG 816

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 28, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 97

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 9/28/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie M. Smith (NAME)	CTX Mortgage Company (NAME)	41-16-38
1112 Bellshire Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	12D-38610
Nashville, TN 37207 (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, James Matthew Bearden, Jr., and wife Kimberly D. Bearden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnnie M. Smith and wife, Janie M. Smith

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. 148 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James Matthew Bearden, Jr. and wife, Nita Gale Bearden by deed from John H. Carter and wife, Jo Ann Carter, of record in Book 9282, page 640, Register's Office for Davidson County, Tennessee; and further conveyed by Quitclaim Deed from Nita Gale Bearden to James Matthew Bearden, Jr. of record in Book 10078, page 358, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 2294, page 346 and Book 6399, page 1; Plan of record in Book 2133, page 114; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1112 Bellshire Drive, Nashville, TN 37207
(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 my hand this 29th day of May 19 97

James Matthew Bearden, Jr.

Kimberly D. Bearden

BOOK 10473 PG 817

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 James Matthew Bearden, Jr., and wife, Kimberly D. Bearden

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 29th day of May 19 97.

Commission expires 9/23/2000

Notary Public

JUDY S. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires September 23, 2000

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 _____ he 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

7264 06/02 0101 03CHECK 358.65

0310538

IDENTIFICATION REFERENCE
MAIL ENV.

97 JUN -2 AM 10:35

[illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10472 PG 818

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 94500.00
CON TX 349.65
PRFEE 1.00
WDEED 8.00
TOTAL 358.65
CHECK 358.65
06/02/97 01 10:39 0001 7264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0310538
IDENTIF. & REFERENCE

97 JUN -2 AM 10: 35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157211