2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Rachael L. Coffey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF May 19 97

Susan K. Nichols
Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

BOOK 10476 PG 585

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachael L. Coffey (NAME)	CTX Mortgage Company (NAME)	150-9-B-506.00
506 Forest Pointe Place (ADDRESS)	P.O. Box 199000 (ADDRESS)	02DUX-08721
Antioch, TN 37013 (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, Marion K. Smith Maxwell (f/k/a Marion Kim Smith) and husband William J. Maxwell and Marion K. Krantz, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachael L. Coffey, Unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, Being Unit No. 506 of Forest Pointe Condominiums, of record in Plat Book 6900, page 930, Book 7900, page 16 and Final revisions in Book 8050, page 853, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description .

Being the same property conveyed to Marion Kim Smith and Marion K. Krantz, by deed from Fox Ridge Homes, Inc., of record in Book 8050, Page 856, Register's Office for Davidson County, TN.

William J. Maxwell joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Marion Kim Smith n/k/a Marion K. Smith Maxwell .

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 930, Plat Book 7900, page 16 and Revised Section 1 of Phase 1 in Book 8050, page 855; Declaration of Covenants, Conditions, and Restrictions of record in Book 10412, page 567; By-Laws of record in Book 7801, page 503; Master Deed of record in Book 7801, page 463 and amended in Book 8050, page 853; 24 foot ingress and egress as shown on boundary plat; 20 foot wide sanitary sewer easement; Dedication of easement of record in Book 7640, page 534; all of record in the Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIV

unimproved ( )
This is improved (X) property, known as 506 Forest Pointe Place, Antioch, TN 37013
(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 27th day of May 19 97

Marion K. Smith Maxwell
Marion K. Smith Maxwell

William J. Maxwell
William J. Maxwell, By: Marion K. Smith Maxwell, Attorney-In-Fact
Marion K. Smith Maxwell

Marion K. Krantz
Marion K. Krantz

BOOK 10476 PG 586

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion K. Smith Maxwell (f/k/a Marion Kim Smith), married, and Marion K. Krantz, unmarried

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 Brentwood, Tennessee, this 27th day of May, 19 97.

Commission expires 9/18/99

Susan B. Nichols
Notary Public

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Marion K. Smith Maxwell **with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for** William J. Maxwell **, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of** William J. Maxwell **the within named bargainor(s) by the said** Marion K. Smith Maxwell **, as such Attorney-in-Fact.**

Witness my hand and official seal at office in Brentwood, Tennessee on this the 27th **day of** May **, 199**7**.**

Susan B. Nichols
NOTARY PUBLIC

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1999

My Commission Expires: 9/18/99

WARRANTY DEED

FROM

7984 06/03 0101 03CHECK 363.00

Marion K. Smith Maxwell and husband

William J. Maxwell and Marion K. Krantz, unmarried

TO

Rachael L. Coffey

97 JUN -3 AM 9:57
FELIX E. WILSON III REGISTER
DAVIDSON COUNTY, TN.

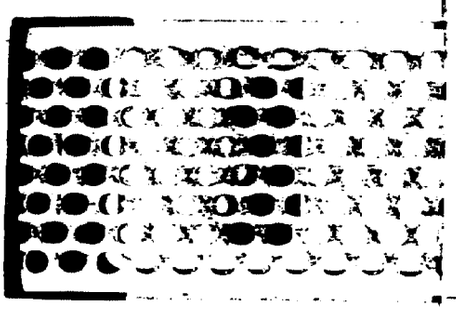
IDENTIF. & REFERENCE

031227

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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



RECEIVED OF _____

FOR _____

BOOK 10476 PG 587

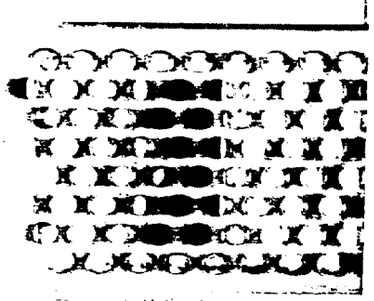
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95900.00
CON TX 354.83
PRFEE 1.00
WDEED 8.00
TOTAL 363.83
CHECK 363.83

06/03/97 01 09:52 0001 7984

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03 11227
IDENTIF. ↑ REFERENCE

97 JUN -3 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1157920