Bk 4 58

WARRANTY DEED

BOOK 10547 PG 685

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES 11/30/97
(AFFIX SEAL)

RONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Karen Lynne Jones (NAME)	CTX Mortgage Company (NAME)	MAP 176
513 Hickory Woods Way (ADDRESS)	P.O. Box 19000 (ADDRESS)	5B
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (CITY) (STATE) (ZIP)	PARCEL 12

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, Holigan Family Investments, Inc., a Texas Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Lynne Jones, an unmarried 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:

LAND in Davidson County, Tennessee being Lot No. 12 on the plan of Hickory Woods Estates, Section C of record in Plat Book 6900, pages 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Holigan Family Investments, Inc by deed from T & T Partners, I, a Texas General Partnership of record in Book 10376, page 457, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

All matters shown on the Plan of record in Plat Book 6900, pages 885, 886 and 887, said Register's Office.

Amended and restated Restrictive Covenants, of record in Book 9678 page 187, Register's Office for Davidson County, Tennessee.

By-Laws of Hickory Woods Homeowners Association, of record in Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477, Book 9678, page 213, and Book 9764, page 44, said Register's Office.

CONTINUED

This is unimproved ( ) improved (X) property, known as 513 Hickory Woods Way, Antioch, Tennessee 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 25th day of July 19 97

Holigan Family Investments, Inc., a Texas Corporation

By: James E. Ruddell

James E. Ruddell, Asst. Vice President

BOOK 10517 PG 686

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Family Investments, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice President 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 James E. Ruddell as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 25th day of July 1997.

My commission expires 11-30-97

_____
Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

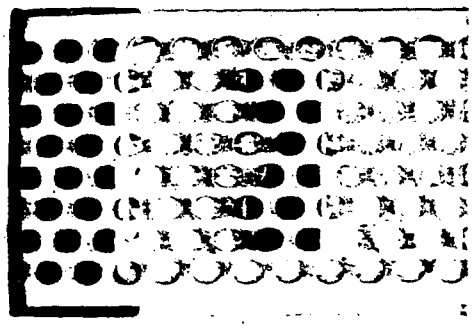
LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

0331685
IDENTIFICATION REFERENCE

97 JUL 30 AM 10:39
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0396 07/30 0101 03CHECK 480.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10547 PG 687

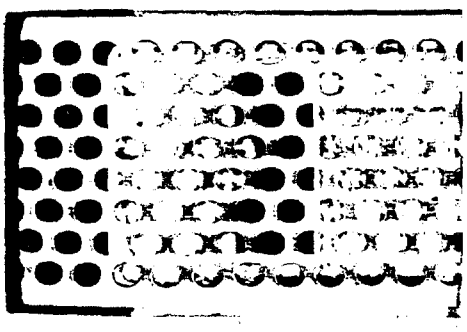
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 127500.00
CON TX 471.75
PRFEE 1.00
WDEED 8.00
TOTAL 480.75
CHECK 480.75

07/30/97 01 10:41 0001 039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03311685
IDENTIF. ↑ REFERENCE

97 JUL 30 AM 10:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180039