BOOK 10598 PG 174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/10/98
(AFFIX SEAL)

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

mail

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
Joseph Bruce Stanley (NAME)	CTX Mortgage Company (NAME)	MAP 176-5A #59
701 Sunnyvale Court (ADDRESS)	2728 N. Harwood, Corp. Closing (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (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, Holigan Family Investments, Inc., a Texas Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Bruce Stanley and wife, Alicia Marie Stanley

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. 76 on the plan of Hickory Woods Estates, Section C as of record in 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 10427, page 668, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 9678 page 187 Register's Office for Davidson County, TN.

Plan of record in Book 6900 page 885, 886 and 887 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

By-Laws of Hickory Woods Homeowners Association of record at Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477, Book 9678, page 213 and Book 9674, page 44 Register's Office for Davidson County, Tennessee.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 701 Sunnyvale Court, 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 August, 19 97

Holigan Family Investments, Inc., a Texas Corporation

By: James E. Rudell

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 _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Holigan Family Investments, Inc. the within named bargainor, and corporation, and that he 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 Franklin, Tennessee on this the 27th day of August 1997 .

My commission expires 11/30/97

_____
Notary Public

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

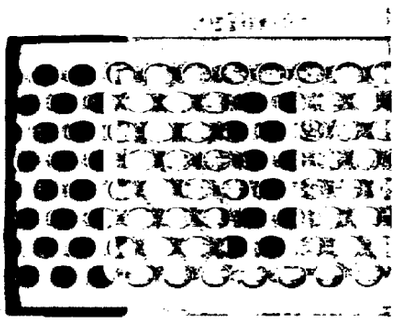
LEGAL DESCRIPTION CONTINUATION

payable.

0345514
IDENTIF. & REFERENCE

97 SEP -5 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5369 09/05 0101 03CHECK 408.23



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

RECEIVED OF _____

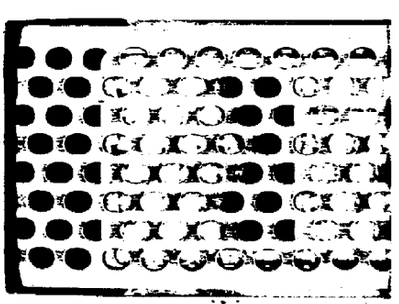
FOR _____ BOOK 10598 PG 176

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

MAMT 107900.00
ERR CO
MAMT 107900.00-
CAMT 107900.00
CON TX 399.23
PRFEE 1.00
~~MTGFEE 0.00~~
~~TOTAL 408.23~~
CHECK 408.23
09/05/97 01 12:51 0001 5369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345514
IDENTIF. # REFERENCE

97 SEP -5 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1194839