WARRANTY DEED

#12

BOOK 10774 PG 535

Mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,930.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: November 27, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, Inc., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald P. Gay (NAME)	CTX Mortgage Company (NAME)	Map 155-16-0-A
905 Darbi Trace Court (ADDRESS)	P.O. Box 19000 (ADDRESS)	Parcel 188.00
Nashville, Tennessee 37221 (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, Centex Homes, a Nevada General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald P. Gay

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. 246 of Traceside, Section Seven, according to the plan of record in Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being a part of the same property conveyed to Centex Homes, a Nevada General Partnership, by deed from Stephens Foundation Trust, n/k/a Stephens Christian Trust, of record in Book 10334, page 832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1998 and subsequent years, and to restrictions and easements of record.

98 JAN 30 AM 9:44

13952 12

unimproved ( )
This is improved (X) property, known as 905 Darbi Trace Court, Nashville, Tennessee 37221
(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 23rd day of January 19 98

Centex Homes, a Nevada General Partnership
By:
Ken Thompson, Division Controller

STATE OF TENNESSEE
COUNTY OF

BOOK 10774 PG 536

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 Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Homes the within named bargainor, and corporation, and that he as such Division Controller 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 Ken Thompson as such Division Controller, and attesting the same by the said _____ as such _____.

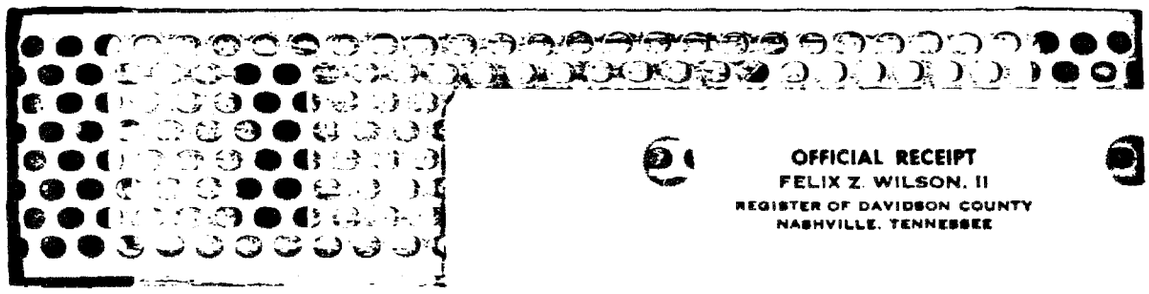
Witness my hand and official seal at office at Brentwood, Tennessee 37027 on this the 23rd day of January 19 98.

My commission expires November 27, 1999

Charles A. Sullivan, Jr.
Notary Public

CHARLES A. SULLIVAN, JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

7527 01/30 0101 03CHECK 793.15



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

RECEIVED OF _____

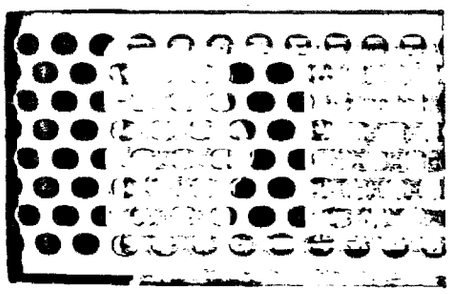
FOR _____

BOOK 10774 PG 537

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
211930.00
CON TX 784.15
PRFEE 1.00
WDEED 8.00
TOTAL 793.15
CHECK 793.15
01/30/98 01 09:50 0001 7527



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03952 12

IDENTIFICATION REFERENCE

98 JAN 30 AM 9:44

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1248104