#2

WARRANTY DEED

BK/PG 10798/872

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 19 98

Notary Public

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

May **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
Jim Coffer (NAME)	CTX Mortgage Company (NAME)	Map 155-16-0-A
5120 Traceway Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	Parcel 154.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (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 International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Coffer and wife, Sue Coffer

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. 301 of Traceside, Section Six, according to the plan of record in Book 9700, page 268, 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 Real Estate Corporation by deed from W. E. Stephens, Jr. and wife Juanita Stephens of record in Book 9456, page 903, as corrected in Book 9848, page 941, Register's Office for Davidson County, Tennessee, and by deed from The Stephens Foundation Trust n/k/a Stephens Christian Trust, of record in Book 9598, page 477, and as corrected in Book 9848, page 947, Register's Office for Davidson County, Tennessee.

Centex Real Estate Corporation having since changed its name to 2728 Holding Corporation, a Nevada Corporation, which subsequently changed its name to Centex International, Inc., a Nevada Corporation.

Centex Homes, a Nevada General Partnership, being the owner of all the beneficial interest in and to the herein before described property joins in this conveyance for the express purpose of conveying all its rights, title and interest to the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 5120 Traceway Drive, 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 12th day of February 19 98

Centex International, Inc., a Nevada Corporation
f/k/a Centex Real Estate Corporation

by:

Centex Homes, a Nevada General Partner.
by: Centex Real Estate Corporation,
Managing General Partner

by:

STATE OF TENNESSEE
COUNTY OF

BOOK 10798 PG 873

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 Kenneth A. Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Centex International, Inc. the within named bargainor, and corporation, and that he as such Assistant Secretary 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 Kenneth A. Thompson as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 12th day of February 19 98.

My commission expires 11/27/99

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, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division Controller for Centex Real Estate Corporation, as Managing general partner of Centex Homes, a Nevada General Partnerhsip, the within named bargainor, and partnership, and that he as such Division Controller, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, and by the said Ken Thompson, as such Division Controller.

Witness my hand and official seal at Brentwood, Tennessee, of this 12th day of February, 1998.

Notary Public

My Commission expires: 11/27/99

4099 02/17 0101 03CHECK 740.15

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

98 FEB 17 PM 2:52

0401338

IDENTIF. + REFERENCE

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

RECEIVED OF _____

FOR _____

BK 10796 PG 874

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
197605.00
CON TX 731.13
PRFEE 1.00
WDEED 8.00
TOTAL 740.13
CHECK 740.13

02/17/98 01 14:50 0001 4099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0401338
IDENTIF. ← REFERENCE
98 FEB 17 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1254608