BK 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10806 PG 815
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Richard Winkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February 19 98

Robin S. Weakley
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Winkel (NAME)	CTX Mortgage Company (NAME)	156-5-23.00
981 Harpeth Bend Drive (ADDRESS)	P.O. Box 199000 (ADDRESS)	09D-28928
Nashville, TN 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, A. Scott Yarbrough and wife, Mary N. Yarbrough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Winkel, 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:

Land in Davidson County, TN, BEING Lot No. 806 on the Plan of Section Four, First Additon Harpeth Woods, of record in Plat Book 5200, page 635, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to A. Scott Yarbrough and wife, Mary N. Yarbrough, by deed from Thomas C. Allison, Jr., and wife, Tracy Allison, of record in Book 9634, Page 876, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 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 Plat Book 5200, page 635; restrictions of record in Book 6097, page 560; all of record in the Register's Office for Davidson County, Tennessee.

0404091
IDENTIFICATION REFERENCE
98 FEB 24 AM 10:38
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 981 Harpeth Bend Drive, Nashville, TN 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 our hand s this 20th day of February, 19 98

A. Scott Yarbrough

Mary N. Yarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10806 PG 816

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. Scott Yarbrough and wife, Mary N. Yarbrough

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 20th day of February 19 98.

Commission expires 3/27/99

Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7025 02/24 0101 03CHECK 456470

WARRANTY DEED

FROM

A. Scott Yarbrough and wife,
Mary N. Yarbrough

TO

Richard Winkel

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 10806 PG 817

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	
	121000.00
CON TX	447.70
PRFEE	1.00
WDEED	8.00
TOTAL	456.70
CHECK	456.70

02/24/98 01 10:36 0001 7025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040091

IDENTIFICATION

98 FEB 24 AM 10:38

DAVIDSON COUNTY TN

No. 1257503