BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

98020171

BOOK 10815 PG 440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 398,000.00

x Ross C Hutton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF February 19 98

William L. Rosenberg
NOTARY PUBLIC

My Commission expires: JULY 24, 1999

THIS INSTRUMENT PREPARED BY
William L. Rosenberg, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROSS HUTTON (NAME)	CTX MORTGAGE COMPANY (NAME)	117-9C-28
217 Burlington Place (ADDRESS)	P.O. BOX 199000 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	DALLAS, TX 75219-9000 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOE D. BLACKBURN AND WIFE, KAREN RAE WEIR

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Burlington Subdivision, a Planned Unit Development, of record in Book 5200, page 403 through 406, inclusive, as amended in Book 5800, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph D. Blackburn and wife, Karen Rae Weir, by deed from Joseph D. Blackburn, of record in Book 9571, page 41, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: 9376 03/02 0101 03CHECK 1401.60

1. Metro taxes for 1998, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 5200, page 403-406, amended in Book 5800, page 185, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, of record in Book 5863, page 796, as amended in Book 6046, page 134, said Register's Office.

unimproved ( )
This is improved (X) property, known as 217 Burlington Place (House Number) (Street) Nashville, TN (City) 37215 (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 27th day of February, 19 98.

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

Joseph D. Blackburn
JOSEPH D. BLACKBURN

Karen Rae Weir
KAREN RAE WEIR

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10815 PG 441

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph D. Blackburn and wife, Karen Rae Weir, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 27th day of February, 19 98.

My Commission expires:
JULY 24, 1999

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

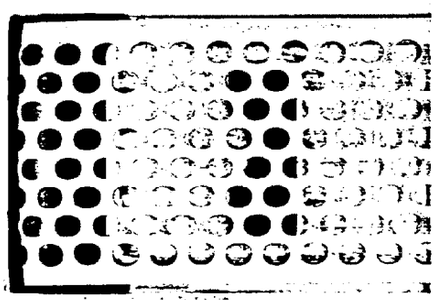
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

04063114
IDENTIF. + REFERENCE
98 MAR -2 AM 10:56



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

RECEIVED OF _____

FOR _____

BOOK 10815 PG 442

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

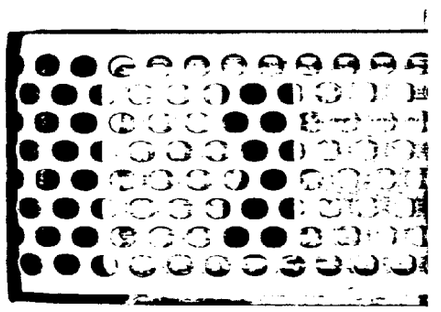
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
~~359000.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 472.60

PRFEE	1.00
WDEED	8.00
TOTAL	1481.60
CHECK	1481.60

03/02/98 01 10:55 0001 9376



0406314
IDENTIF. # REFERENCE

98 MAR -2 AM 10:57

No. 1259824