BOOK 10815 PG 824

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant: Nancy A Elder

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY 19 98

Notary Public

MY COMMISSION EXPIRES: 11/28/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP L. ELDER et ux	CTX MORTGAGE COMPANY	MAP 128-14
(NAME) 8013 Arbor Drive	(NAME) P. O. Box 199000	PARCEL 138
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Dallas, TX 75219	9D 6637
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 JAMES K. MULLINS and wife, JUDITH U. MULLINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP L. ELDER and wife, NANCY A. ELDER

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. 130 on the plan of Section Three, Harpeth Park, of record in Book 4175 at page 14, Register's Office for said County.

SAID Lot No. 130 fronts 81.0 feet on the easterly margin of Arbor Drive and extends back 187.18 feet on the northwesterly line and 200.0 feet on the southeasterly line to a dead line in the rear, measuring 122.63 feet thereon.

BEING the same property conveyed to James K. Mullins and wife, Judith U. Mullins by deed from Nyuma S. Shor and wife, Marina Shor of record in Book 7318, page 678, Register's Office for Davidson County, Tennessee.

98 MAR -2 PM 1:14

0406412

IDENTIFICATION REFERENCE

unimproved ( ) This is improved (X) property, known as 8013 Arbor 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 our hand s this 25th day of February, 19 98

X James K. Mullins
JAMES K. MULLINS

X Judith U. Mullins
JUDITH U. MULLINS

STATE OF TENNESSEE
Davidson County

BOOK 10815 PG 825

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES K. MULLINS & wife JUDITH U. MULLINS

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of FEBRUARY, 19 98.

Commission Expires 7/25/98

ALAN D. MAZ NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

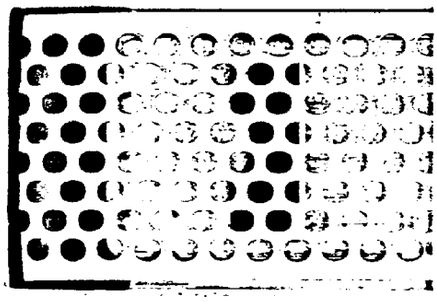
On this the 25th day of February, 1998, before me personally appeared JAMES K. MULLINS, to be known to be the person who executed the foregoing instrument in behalf of JUDITH U. MULLINS, as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said JUDITH O. MULLINS, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of February, 1998.

_____
NOTARY PUBLIC

My Commission Expires: _____

98 02/02 0101 03CHECK 502.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10815 PG 826

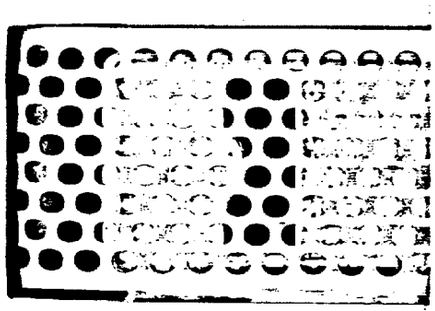
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	135000.00
CDH TX	479.50
PRFEE	1.00
MDEED	6.00
TOTAL	508.50
CHECK	508.50

03/02/98 01 15413 0001 5463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406412
IDENTIF. ← REFERENCE

98 MAR -2 PM 1:14

DAVIDSON COUNTY TN

No. 1259927