AFTER RECORDING PLEASE RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
5409 MARYLAND WAY, SUITE 120
BRENTWOOD, TN 37027

BOOK 10843 PG 695

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98 Notary Public MY COMMISSION EXPIRES: March 24, 2001 (SEAL)

THIS INSTRUMENT WAS PREPARED BY
APPROVED ATTORNEY TITLE & CLOSING COMPANY, L.L.C.
One Town Center, Cheshire, CT 06410

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Ransford	CTX Mortgage	102-8-103
(Name)	(Name)	
6436 Fleetwood Drive	2728 N. Harwood 3rd Floor	
(Address)	(Address)	
Nashville, TN 37209	Dallas, TX 75201	
(City) (State) (Zip)	(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, I, MARTIN J. CHRISTENSEN, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Ransford and Natalie Y. Ransford, husband and wife
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:

Being Lot No. 300 on the Plan of Horton Heights, Section H, as of record in Book 3600, page 100, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin J. Christensen, unmarried, by deed from Oswaldo A. Cortez and wife, Diana M. Cortez, of record in Book 8833, page 112, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 6436 FLEETWOOD DRIVE, NASHVILLE, 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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/his/her hand(s) this 11th day of March, 1998

MARTIN J. CHRISTENSEN

98 MAR 18 PM 2:37
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
041 3772

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARTIN J. CHRISTENSEN the bargainor(s), 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 WAUKESHA, Wisconsin, ~~Tennessee~~, this 18th day of March, 1998.

Commission expires: 9/10/2000

Jane L Ragsdale
Notary Public

STATE OF TENNESSEE
COUNTY OF

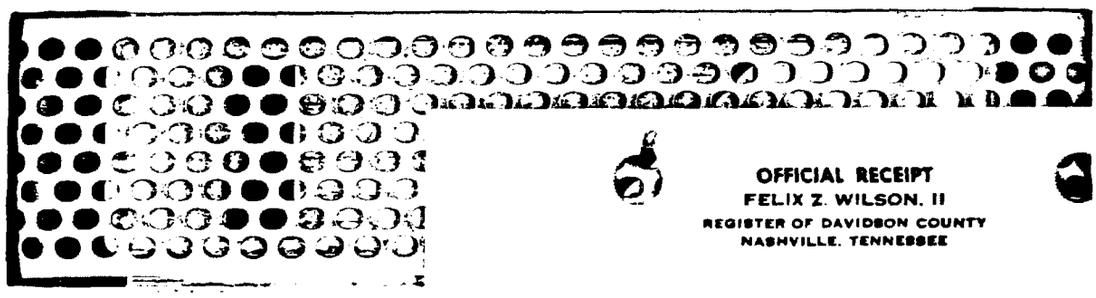
Before me, _____, a Notary Public in and for said County and State, the within named _____ with whom I am personally acquainted and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation 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

7519 03/18 0101 03CHECK 563.63



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

RECEIVED OF _____

FOR _____

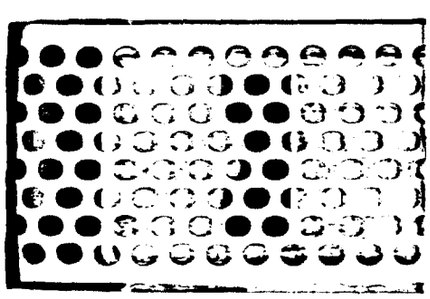
BOOK 10843 PG 697

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
149900.00
CON TX 554.63
PRFEE 1.00
WDEED 8.00
TOTAL 563.63
CHECK 563.63
03/18/98 01 14:36 0001 7519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 13772
IDENTIF. ↑ REFERENCE
98 MAR 18 PM 2:37

CLERK AND MASTER/REGISTER
DAVIDSON COUNTY, TN.

No. 1267871