This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10863 PG 419

ADDRESS NEW OWNER:
Mark A. Hraba
6024 Port Anadarko Trail
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199000
Dallas, TX 75219-9000

MAP **97-8**
GROUP
PARCEL **17**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ricky H. Bates, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark A. Hraba and wife, Jacqueline Hraba**, 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. 297 on the Plan of Lake Park Subdivision, Section 8, of record in Book 4885, page 184, Register's Officfe, Davidson County, Tennessee.

Being the same property conveyed to Ricky H. Bates, unmarried by deed from Richard L. Garrett of record in Book 10021, page 397, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 6024 Port Anadarko Trail, Hermitage, Tennessee 37076.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 27th day of March, 1998.

Ricky H. Bates

98 APR -1 AM 8:27
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04 19273

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10863 PG 420

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ricky H. Bates, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of March, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

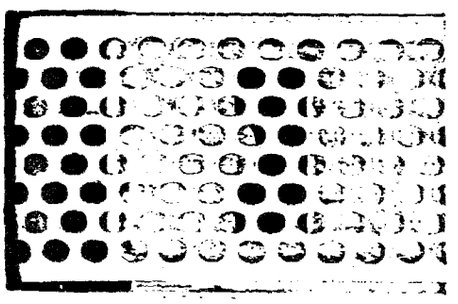
AFFIANT

Subscribed and sworn to before me on this 27th day of March, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

3394 04/01 0101 03CHECK 467.80



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

RECEIVED OF _____

FOR _____

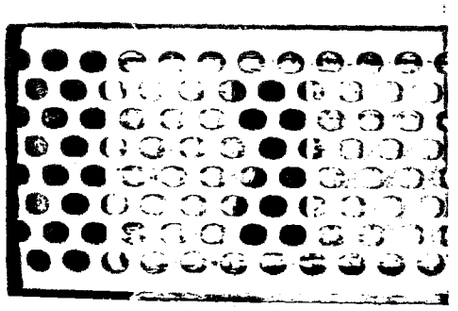
BOOK 10863 PG 421

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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
TOTAL 467.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 467.80
04/01/98 01 08:30 0001 3374



0419273
IDENTIF. # REFERENCE
98 APR -1 AM 8:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1273659