BOOK 10897 PG 558

Box 50-B

WARRANTY DEED

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April 1998

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Rodgers (NAME)	CTX Mortgage Company (NAME)	MAP 118-13
3705 Ackerman Court (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 10
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Ryndal E. Bouldin and wife, Mary Emily Bouldin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Rodgers

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 the east part of Lot 43 on the Plan of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Said part of said Lot 43 fronts 75 feet on the westerly side of a 50 foot unnamed street and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Ryndal E. Bouldin, unmarried, by deed from Mary Carter Alderson, a widow, of record in Book 7720, page 120, the said Ryndal E. Bouldin having since conveyed his interest in said property to Ryndal E. Bouldin and wife, Mary Emily Bouldin by Quitclaim Deed of record in Book 8594, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

98 APR 23 PM 1:25

0428721

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 3705 Ackerman Court, Nashville, TN 37204
(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 April 19 98

Ryndal E. Bouldin

Mary Emily Bouldin

750.00 0101 03CHECK 12:10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryndal E. Bouldin and wife, Mary Emily Bouldin

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 Nashville, Tennessee, this 20th day of April, 19 98

Commission expires April 22, 2001 5-7-99

Notary Public

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 _____ to be the _____ 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_____.

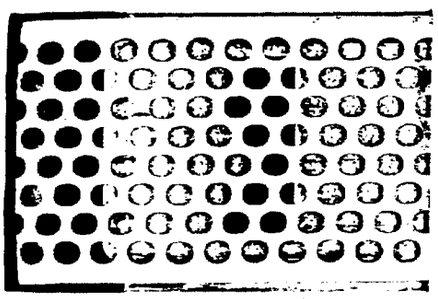
My commission expires _____

_____
Notary Public

Warranty Deed from Ryndal E. Bouldin and wife, Mary Emily Bouldin, to Richard W. Rodgers.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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



RECEIVED OF _____

FOR _____

BOOK 10897 PG 560

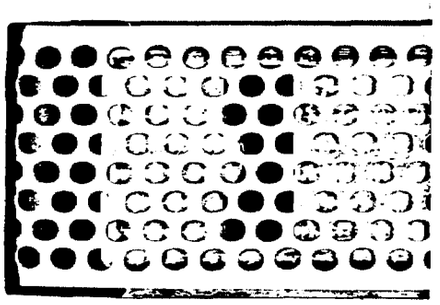
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/98 01 13:46 0001 7505



0428721
IDENTIF. # REFERENCE

98 APR 23 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283628