BOOK 10998 PAGE 456

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 194,000.00
Subscribed and sworn to before me, this the 26 day of June 1998

Affiant

My commission expires: November 25, 2000

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821452
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
David W. Murphy, Jr.	CTX MORTGAGE COMPANY
3037 Woodlawn Drive	P. O. BOX 199000
STREET ADDRESS Nashville, TN 37215	STREET ADDRESS DALLAS, TX 75219
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 117-2-D-14 CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Arthur Anderson, III, Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO David W. Murphy, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number 14 of The Clairmont Condominums, a horizontal property regime established by Master Deed of record in Book 7096 at page 940, as amended in Book 7108, page 98 and Book 8263, page 703, the Plat of which is of record in Plat Book 6200 at page 551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Arthur Anderson, III by Deed of record in Book 10139 page 140, Register's office for said County.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This instrument is executed on behalf of Arthur Anderson, III by Kimberly K. Massey, as his Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 3037 Woodlawn Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 26 day of June , 1998

Arthur Anderson III by Kimberly K Massey
Attorney in Fact

Arthur Anderson, III by Kimberly K. Massey,
Attorney-in-Fact

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 26 day of June , 1998 , before me personally appeared Arthur Anderson, III to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 26 day of June 26, , 1998 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 1998, before me personally appeared Kimberly K. Massey, to me known to be the person who executed the foregoing instrument on behalf of Arthur Anderson, III; and acknowledged that she executed the same as the free act and deed of the said Arthur Anderson, III.

Witness my hand and official seal.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE

November 26, 2000

0456861

IDENTIF. & REFERENCE

98 JUN 30 AM 11:43

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

7580 06/30 0101 03CHECK 726-80

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

RECEIVED OF _____

FOR _____

BOOK 10998 PAGE 458

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
194000.00
CON TX 717.80
PRFEE 1.00
WDEED 8.00
TOTAL 726.80
CHECK 726.80
06/30/98 01 11:43 0001 7580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456861
IDENTIF. # REFERENCE

98 JUN 30 AM 11:43
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313371