FILE BOX 45

BOOK 11002 PAGE 463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd F. Sawyer (NAME)	CTX Mortgage Company (NAME)	MAP 44-15
814 Bryan Street (ADDRESS)	P. O. Box 19000 (ADDRESS)	PARCEL 9
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (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, Billy R. Gross and wife, Eva J. Gross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lloyd F. Sawyer and wife, Phyllis A. Sawyer

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. 116 of Section "D", on the Plan of E. I. Dupont de Nemours and Company's Subdivision, of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 116 is described as follows: Beginning on the westerly margin of Bryan Street at the corner of Lots Nos. 115 and 116; thence with the line between said lots westwardly 210 feet; thence southwardly 54 feet to the northerly margin of Ninth Street; thence with the northerly margin of said Street eastwardly 185 feet to the beginning of a curve; thence around said curve with a radius of 25 feet to the westerly margin of Bryan Street; thence with the westerly margin of said Street northwardly 29 feet to the beginning.

BEING the same property conveyed to Billy R. Gross and wife, Eva J. Gross by deed from Eula M. Howse, of record in Book 4267, Page 383, Register's Office for said County.

3657 07/01 0101 03CHECK 449.45

unimproved ( )
This is improved (X) property, known as 814 Bryan Street, Old Hickory, TN 37138
(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 29th day of June, 19 98

Billy R. Gross

Billy R. Gross

Eva J. Gross

Eva J. Gross

BOOK 11002 PAGE 464 FILE BOX 45

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 Billy R. Gross and wife, Eva J. Gross

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 29th day of June 19 98.

Commission expires 3/24/01

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

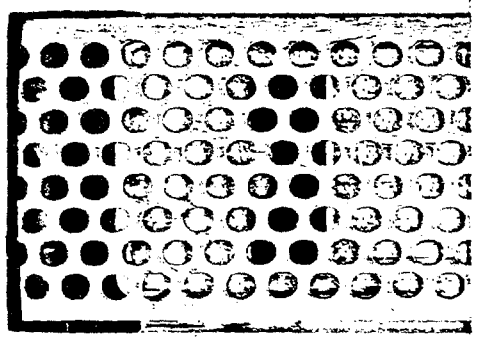
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

0457875
RECEIVED & RECORDED
98 JUL -1 PM 4:12
ELIA ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 11002 PAGE 465

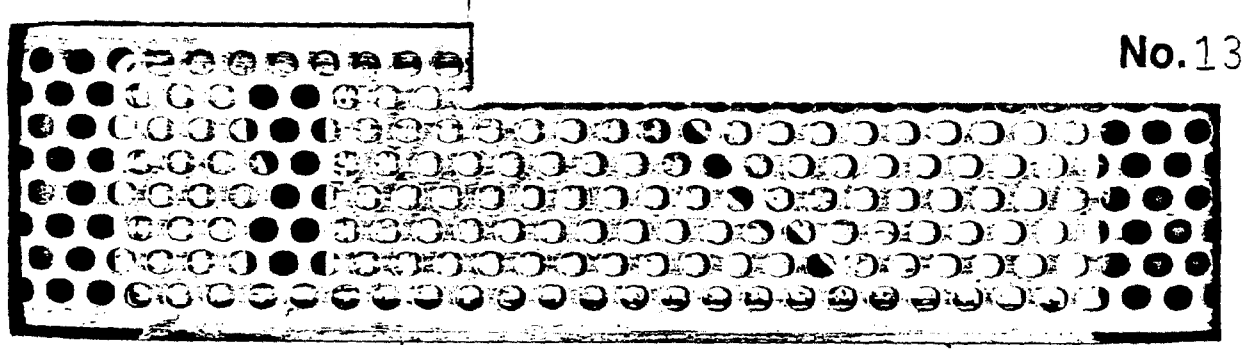
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 118500.00
CON TX 438.45
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 449.45
CHECK 449.45

07/01/98 01 16:12 0001 8657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04578875
IDENTIF. & REFERENCE
98 JUL -1 PM 4:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314434