PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40101
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zina M. Bauman 104 Beech Bend Court Nashville, TN 37221	CTX Mortgage Company 2728 N. Harwood Dallas, TX 75219

TAX MAP-PARCEL NUMBERS: 142-14-189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 115,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James T. Bolles, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zina M. Bauman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 706 on the Plan of Harpeth Woods, Section Three of record in Book 5200, Page 270, Register's Office for said County.

SAID Lot No. 706 fronts 154.1 feet on the broken northerly margin of Beech Bend Court and extends back 157.0 feet on the northwesterly line and 123.9 feet on the easterly line to a dead line in the rear, measuring 66.0 feet thereon.

BEING the same property conveyed to James T. Bolles, a single person by deed from John M. Frizzell and wife, Robin A. Frizzell of record in Book 9635, Page 445, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 104 Beech Bend Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of July, 1998.

James T. Bolles

State of Tennessee
County of Davidson

On this 16th day of July, 1998, before me the undersigned authority, personally appeared **James T. Bolles**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115000.00

Zeya M. Bauman
Affiant

Sworn and subscribed before me on the 16th day of July, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0463608

RECEIVED FOR REFERENCE

93 JUL 17 AM 10:39

4799 07/17 0101 03CHECK 436.50

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11024 PAGE 582

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 436.50
CHECK 436.50
07/17/98 01 10:42 0001 4799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463608
IDENTIF. # REFERENCE

98 JUL 17 AM 10:39

No. 1320485