WARRANTY DEED

BOOK 11045 PAGE 600

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

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
James Kevin Offutt (NAME)	CTX Mortgage Company (NAME)	MAP 116-12B,
3803-A Woodmont Lane (ADDRESS)	P. O. Box 199000 (ADDRESS)	PARCEL #1
Nashville, TN 37215 (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~~ I, Angela C. Ewing, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Kevin Offutt and wife, Denise V. Offutt

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 those certain premises comprising a portion of "Auburn Terrace" being established as a Horizontal Property Regime by Master Deed and By-Laws of record in Book 5513, Page 136; and as amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

UNIT A in Auburn Terrace, a Horizontal Property Regime, located at 3803 Woodmont Lane, in Nashville, Tennessee, as shown as Exhibit A to the Master Deed establishing Auburn Terrace, as of record in Book 5513, Page 136, and as amended in Book 5556, Page 311, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Donald R. Ewing, II, and wife, Angela C. Ewing, by deed from Malinda Donegan Hersh and husband, Joseph M. Hersh, of record in Book 9965, Page 655, Register's Office for Davidson County, Tennessee. And further conveyed to Angela C. Ewing, by Quitclaim Deed from Donald R. Ewing, II, of record in Book 10059, Page 574, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3803-A Woodmont Lane, Nashville, TN 37215
(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 my hand this 31st day of July 19 98

Angela C. Ewing
Angela C. Ewing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela C. Ewing, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1998.

Commission expires April 22, 2001

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

0469471
IDENTIF. & REFERENCE

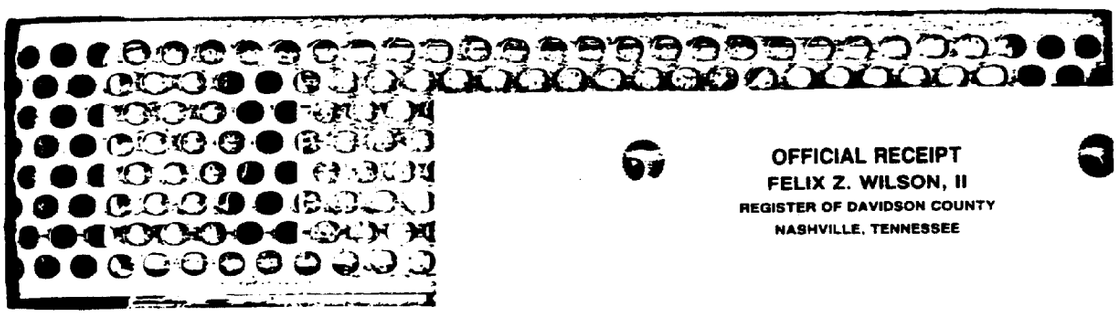
98 JUL 31 PM 4:23

ELIZ. Z. WILLIAMSON, REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from Angela C. Ewing, to James Kevin Offutt and wife, Denise V. Offutt.

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

1061 07/31 0101 03CHECK 647.40



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

RECEIVED OF _____

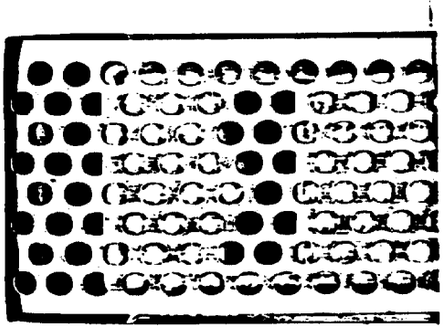
FOR _____

BOOK 11045 PAGE 602

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	
				172000.00
			CON TX	636.40
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	647.40
			CHECK	647.40
		07/31/98	01	16:24 0001 1061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



046947

IDENTIF. ↑ REFERENCE

98 JUL 31 PM 4:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326674