Return after recording:
Dav. Co. File Box 14-A
JTC File #12233-1

BOOK 11047 PAGE 980

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

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

Notary Public

MY COMMISSION EXPIRES: [illegible]

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Takum M. Douglas	CTX Mortgage Company	133-12-270
(NAME)	(NAME)	
169 Chilton Street	P.O. Box 199000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37211	Dallas, Texas 75219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Estate of W.P. Fults

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Takum M. Douglas

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:

See exhibit A attached hereto and made a part hereof.

98 AUG -3 PM 2:50

0470004

1624 08/03 0101 03CHECK 269.93

This is improved property known as 169 Chilton Street, Nashville, TN 37211

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 his hand this 29th day of July, 19 98

James R. Mosley ATTY in Fac

Virginia Dies McElhiney executrix — Virginia Dies McElhiney — Charles E. McElhiney

Estate of W.P. Fults — Virginia Dies McElhiney — Charles E. McElhiney

Roy E. Adkisson by Barbara Adkisson by Betty A. Hargrove

Roy E. Adkisson — Barbara Adkisson — Betty A. Hargrove

James R Mosley ATTY in fact — James R Mosley ATTY in fact — James R. Mosley ATTY in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

~~Estate of V.P. Fults~~ Virginia Dies McElhiney

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 29th day of July, 19 98.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of July, 1998 before me the undersigned Notary Public, personally appeared James R. Mosley, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Charles D. McElhiney, Roy E. Adkisson, Betty A. Hargrove and Barbara Adkisson, acknowledged that he executed the same as the act of his principal(s) for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires:
1-20-99

EXHIBIT "A"

File No.: 7676-M

BOOK 11047 PAGE 982

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of athe Subdivision of parat of Lot No. 50 and all of Lots 51 and 52, Nolen Heights, of record in Book 332, page 162, Register's Office for said County.

Said Lot No. 6 fronts 48.9 feet on the northerly side of Chilton Street and runs back 160 feet on the westerly line and 161 feet on the easterly line, with the westerly margin of an alley, to an alley in the rear, and measures 36.6 feet on the rear line.

BEING the same property conveyed to W.P. Fults by deed from Carolyn N. Young and son Brian L. Young, filed of record in Book 10553, page 941, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Virginia Lee Dies, Betty Ann Hargrove and Roy Edward Adkisson by Will of record in Will Book 218, page 741, Register's Office for Davidson County, Tennessee.

The said William Polk Fults having since deceased.

W.P. Fults and William Polk Fults being one and the same person.

Charles D. McElhiney, spouse of Virginia Dies McElhiney joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

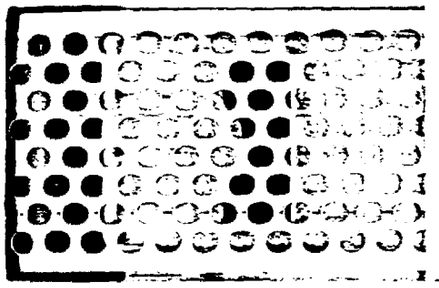
Virginia Lee Dies and Virginia Dies McElhiney being one and the same person.

Barbara Adkisson, spouse of Roy E. Adkisson, joins in this conveyance to convey all right, title and interest she may have in the above refrenced property, including but not limited to marital rights.

Roy E. Adkisson and Roy Edward Adkisson being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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



RECEIVED OF _____

FOR _____

BOOK 11047 PAGE 983

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
08/03/98	01		14:52 0001	1624

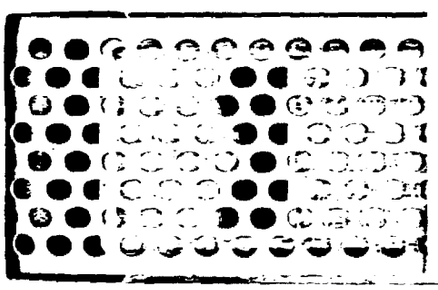
CAMT 68900.00
CON TX 254.93
PRFEE 1.00
RFEE 12.00
CFEE 2.00
TOTAL 269.93
CHECK 269.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470004 IDENTIF. # REFERENCE

98 AUG -3 PM 2:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



No. 1327228