PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 11118 PAGE 173

W & I Ref: (sk) Title No: 40316
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James A. Bolton Kimberly M. Bolton 5809 Fireside Drive Brentwood, TN 37027	CTX Mortgage Corporation 2728 N Harwood Drive, 3rd Floor Dallas, TX 75201

TAX MAP-PARCEL NUMBERS: 161-16-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 239,900.00,** 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 David Blackburn and spouse, Janie Louise Blackburn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Bolton and spouse, Kimberly M. Bolton,** 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. 49 on the Plan of Phase Three, Hearthstone, of record in Book 5200, Page 509, and amended in Book 6081, Page 766, both in Register's Office for said County.

SAID Lot No. 49 fronts 97.57 feet on the northerly margin of Fireside Drive and extends back 213.46 feet on the easterly line and 191.86 feet on the westerly line to a broken line in the rear, measuring 138.03 feet thereon.

BEING the same property conveyed to James David Blackburn and wife, Janie Louise Blackburn by deed from Kenneth L. Eskew and wife, Clare F. Eskew of record in Book 7044, Page 553, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 509, and amended in Book 6081, Page 766, said Register's Office, which Plan shows a building envelope which is set back 30 feet from from Fireside Drive, 10 feet from the northeasterly side line of said lot, 20 feet from the southerly rear line of said lot, and 7.5 feet from the west side line of said lot and a 10 foot easement for public utility and drainage purposes along the northerly and southerly line(s) of said lot, and a 5 foot easement for public utility and draiange purposes along the west line of said lot; Restrictive covenants of record in Book 5409, Page 485, Book 6140, Page 75, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated September 10, 1998, which discloses that the concrete drive encroaches the 10' public utility easement.

This is improved property, known as: 5809 Fireside Drive, Brentwood, TN 37027

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 15th day of September, 1998.

James David Blackburn **Janie Louise Blackburn**

State of Tennessee
County of Davidson

On this 15th day of September, 1998, before me the undersigned authority, personally appeared **James David Blackburn** and **Janie Louise Blackburn**, 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 AT LARGE CHRISTY WILKINS IVEY DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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: $ 239900.00

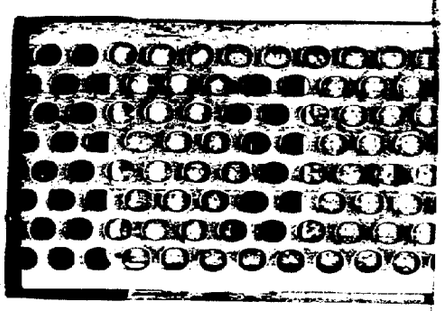
Affiant

Sworn and subscribed before me on the 15th day of September, 1998.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE CHRISTY WILKINS IVEY DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

04894.82
IDENTIF. & REFERENCE
98 SEP 18 PM 2:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
2535 09/18 0101 03CHECK



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

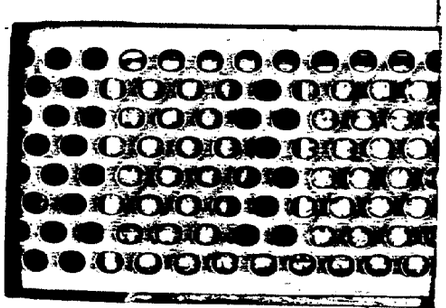
RECEIVED OF _____

FOR _____ BOOK 11118 PAGE 175

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	
				239900.00
			CON TX	887.63
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	898.63
			CHECK	898.63
		09/18/98	01	14:20 0001 2535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0489482
IDENTIF. ↑ REFERENCE

98 SEP 18 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1347900