ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Virginia Rios Hernandez	CTX MORTGAGE COMPANY	Map 105-09-0
1005 West Grove Avenue	P O BOX 199000	Parcel 315.00
Nashville, TN 37203	DALLAS TX 75219	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I, SHARON D. JONES, SECOND SUCCESSOR TRUSTEE UNDER THE OLDEN S. MCKOY REVOCABLE TRUST AGREEMENT DATED APRIL 22, 1996** (herein referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **VIRGINIA RIOS HERNANDEZ** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 45 feet of the east 235 feet of Block 17 on the Map of Jones & Dudley's Addition to Nashville, as of record in Book 57, page 147, Register's Office for said County.

Said part of said lot fronts 45 feet on the south side of West Grove Avenue and runs back between parallel lines, parallel to and 190 feet west of the westerly margin of 10th Avenue, South, 150 feet to an alley.

Being the same property conveyed to Willie B. Pope, a widow, by deed from James C. Dalton and wife, Beulah Mae Dalton, of record in Book 3224, page 219, Register's Office for Davidson County, Tennessee. Willie B. Pope having since married now Willie Beatrice McKoy. Willie Beatrice McKoy died on September 27, 1995 survived by her husband, Olden S. McKoy, who was the sole heir of her estate. Her estate was administered in the Probate Court of Davidson County, Tennessee on September 16, 1997 (97P-1333). Olden S. McKoy died on September 16, 1996 leaving a Last Will and Testament dated April 22, 1996 which was recorded as the Last Will and Testament in the Probate Court of Davidson County, Tennessee on October 23, 1996 (96P-1668). Said Will devised and bequeathed all property of every kind and description to the Trustee under the Olden S. McKoy Revocable Living Trust dated April 22, 1996.

This description was the same as was used in the last deed of record.

This is improved property commonly known as 1005 West Grove Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized 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; and GRANTOR does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

David A. Childress
Affiant

Subscribed and sworn to before me this 15th day of October, 1998.

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My commission expires: 2-27-01

WITNESS my hand this 15th day of October, 1998.

Sharon D. Jones, Second Successor Trustee, by David A. Childress, Attorney In Fact
Sharon D. Jones, Second Successor Trustee under the Olden S. McKoy Revocable Trust Agreement dated April 22, 1996.
By David A. Childress, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David A. Childress**, known to me to be the person whose name is subscribed as attorney in fact for Sharon D. Jones, Second Successor Trustee under the Olden S. McKoy Revocable Trust Agreement dated April 22, 1996, and acknowledged that he executed the same as the act of the principal for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of October, 1998.

Jami McDowell
Notary Public

TAMI McDOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 24, 2001

0500924
IDENTIF. ↑ REFERENCE

98 OCT 19 AM 8:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4647 10/19 0101 03CHECK 258.90

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

RECEIVED OF _____

FOR _____

BOOK 11159 PAGE 777

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 258.90
				CHECK 258.90
			10/19/98 01	08:16 0001 4647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0500924
IDENTIF. ↑ REFERENCE

98 OCT 19 AM 8:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1359872