WARRANTY DEED

BOOK 11175 PAGE 331

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Ronald Delano McCoury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October 19 98

Notary Public

My Commission Expires: 9/23/2000
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Delano McCoury (NAME)	CTX Mortgage Company (NAME)	73-1-334
4022 Ivy Drive (ADDRESS)	P. O. Box 199000 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallax, Texas 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, P. Lynn Warwick and husband, Mark A. Warwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Delano McCoury and wife, Allison Marie McCoury

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 Lot No. 33 on the Plan of Moss Rose Heights, Section 3, of record in Plat Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tim J. Fuller and wife, P. Lynn Fuller by deed from Maurice J. Kellogg and wife, Dimples B. Kellogg of record in Book 9705, page 34, Register's Office, Davidson County, Tennessee. The said Tim J. Fuller and P. Lynn Fuller have since divorced. Tim J. Fuller conveyed all his right, title and interest in said property to P. Lynn Fuller by quitclaim deed of record in Book 10370, page 445, said Register's Office. The said P. Lynn Fuller is now known as P. Lynn Warwick.

Mark A. Warwick herein joins to convey any and all right and interest he may have; especially his marital rights.

0505238

IDENTIF. & REFERENCE

98 OCT 29 AM 9:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 4022 Ivy Drive, Nashville, TN 37216
(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 our hand s this 26th day of October 19 98

P. Lynn Warwick

Mark A. Warwick
By: P. Lynn Warwick, Attorney-in-fa

STATE OF TENNESSEE
COUNTY OF

BOOK 11175 PAGE 332

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
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

9223 10/29 0101 03CHECK 344.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Lynn Warwick, the bargainor(s), 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 Goodlettsville, Tennessee, this 26th day of October, 1998.

_____
Notary Public

My Commission Expires:_____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Lynn Warwick with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Mark A. Warwick as his Attorney in Fact as the free act and deed of the within named Mark A. Warwick.

Witness my hand and official seal at Goodlettsville, Tennessee, October 26, 1998.

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

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

RECEIVED OF _____

FOR _____

BOOK 11175 PAGE 333

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CKAMT 90000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 344.00	
			CHECK 344.00	
10/29/98	01	09:19	0001 9223	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0505238
IDENTIF. REFERENCE

98 OCT 29 AM 9:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364394