BOOK 11252 PAGE 664

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 222,179.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF December 19 98

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: July 12, 1999 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Lee Rutledge (NAME)	CTX MORTGAGE COMPANY (NAME)	155-16-0-A-215.00
1004 Morgan Trace Court (ADDRESS)	P.O. BOX 19000 (ADDRESS)	
Nashville, Tennessee 37221 (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, Centex International, Inc., a Nevada Corporation f/l/a Centexs Real Estate Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Lee Rutledge and wife, Dena M. Rutledge

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. 59 on the Plan of Traceside, Section Eight, of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property coveyed to Centex Real Estate Corporation, a Nevada Corporation by deed from W. E. Stephens, Jr. and wife, Juanita Stephens of record in Book 9456, Page 903 and as corrected in Book 9848, Page 941, Register's Office for Davidson County, Tennessee.

Centex Real Estate Corporation having since changed its name to 2728 Holding Corporation, a Nevada Corporation, which subsequently changed its name to Centex International, Inc., a Nevada Corporation.

Centex Homes, a Nevada General Partnership, being the owner of all the beneficial interest in and to the herein before described property joins in this conveyance for the express purpose of conveying all its rights, title and interest to the Grantee(s) herein.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 1004 Morgan Trace Court, Nashville, Tennessee 37221
(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 7th day of December 19 98

Centex International, Inc., a Nevada Corporation
~~By:~~ f/k/a Centex REal Estate Corporation

~~XXXXX~~ By:
Kenneth A. Thompson, Assistant Secretary

Centex Homes, a Nevada General Partnersh
BY: Centex Real Estate Corporatin
Managing General Partner

By:
Ken Thompson, Division Controller

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STATE OF TENNESSEE
COUNTY OF

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kenneth A. Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Centex International, Inc. the within named bargainor, and corporation, and that he as such Assistant Secretary 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 Kenneth A. Thompson as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 7th day of December 19 98.

My commission expires 8-5-2002 Melody A. Hayes
Notary Public

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Division Controller for Centex Real Estate Corporation, as Managing general partner of Centex Homes, a Nevada General Partnerhsip, the within named bargainor, and partnership, and that he as such Division Controller, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, and by the said Ken Thompson, as such Division Controller.

Witness my hand and official seal at Brentwood, Tennessee, of this 7th day of December, 1998.

My Commission expires: 8-5-2002 Melody A Hayes
Notary Public

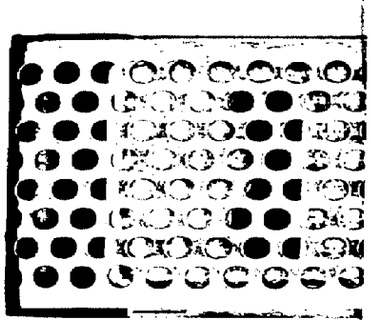
MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

0664 12/15 0101 03CHECK 833.06

98 DEC 15 AM 9:34
WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

0525372
INSTR. # REFERENCE



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

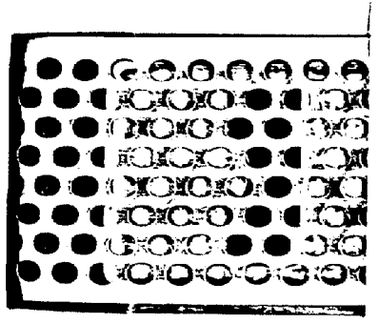
FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	
	222178.00
CON TX	822.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	833.06
CHECK	833.06

12/15/98 01 09:34 0001 0664



0525372
IDENTIF. ↑ REFERENCE

DEC 15 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400127