40-A

BOOK 11262 PAGE 522

STATE OF TENNESSEE
COUNTY OF Davidson

7866-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Robert B. Martin JR.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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
Jose Rodriquez	CTX Mortgage Company	52-03-171
(NAME)	(NAME)	
455 Kinsey Blvd.	P. O. Box 19000	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, Tennessee 37115	Dallas, TX 75219-9000	
(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, Robert B. Martin, a single person

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose Rodriquez and wife, Missouri Hernandez

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:

Being Lot No. 2, on the Plan of Marvin L. Winnett Subdivision, of record in Plat Book 6200, page 914, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert B. Martin by Quitclaim deed from Donna Carol Martin, filed of record in Book 9355, page 203, Register's Office for Davidson County, Tennessee.

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

0528054
IDENTIF. ↑ REFERENCE

98 DEC 21 PM 4:15
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 455 Kinsey Blvd., Madison, Tennessee 37115

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 15th day of December, 19 98.

Robert B. Martin

7866-M

BOOK 11262 PAGE 523

STATE OF TENNESSEE
COUNTY OF Davidson

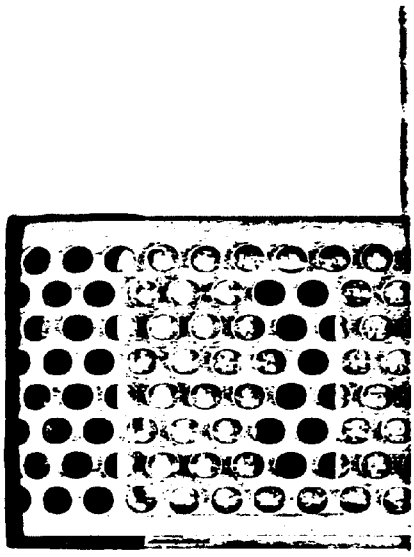
Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Robert B. Martin, a single person the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 19 98.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3533 12/21 0101 03CHECK 314.40



OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11262 PAGE 524

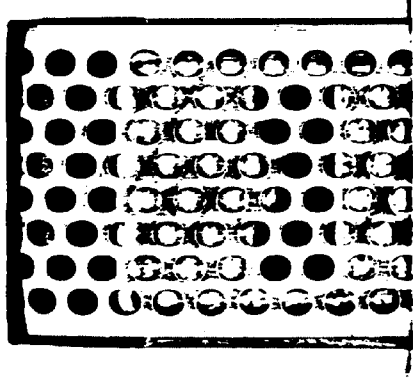
RECEIVED OF _____

FOR _____

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

12/21/98 01 16:13 0001 3533



0528054

IDENTIFICATION REFERENCE

98 DEC 21 PM 4:15

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405069