STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 92,500.00

Subscribed and sworn to before me, this the 26 day of January 1999

Affiant

Notary Public

My commission expires: 12-18-2000

(Affix Seal)

MARK R. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821838
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Alvaro Garcia	CTX MORTGAGE
3865 Scotwood Drive	P O Box 199000
STREET ADDRESS: Nashville, TN 37211	STREET ADDRESS: Dallas, TX 75219-9000
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 133-12-245	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Crossman and wife, Sharon Crossman

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Alvaro O. Garcia and wife, Ludim Garcia

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 134 on the Plan of Section Three, Greenwood Hills, of record in Plat Book 5050 at page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Sharon Crossman, formerly Sharon Hardy, formerly Sharon Hardy by Deed of record in Book 8020 page 818, Register's office for said County. The said Sharon Hardy havings since married and is now known as Sharon Crossman.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

Sharon Crossman formerly Sharon Hardy.

THIS IS IMPROVED PROPERTY KNOWN AS 3865 Scotwood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 26 day of January , 1999

Mark Crossman

Sharon Crossman

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 26 day of January , 1999 , before me personally appeared Mark Crossman & Sharon Crossman to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 12-18-2000

MARK P. SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

State of Tennessee
County of

On this 26 day of January , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0542618
IDENTIF. ↑ REFERENCE

99 JAN 29 PM 2:45

JILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0926 01/29 0101 020HECK 353.30

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11317 PAGE 629

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	92500.00
CON TX	342.30
PRFEE	1.00
WDEED	8.00
WDEED	2.00
TOTAL	353.30
CHECK	353.30

01/29/99 01 14:44 0001 9026

05426618

IDENTIF. & REFERENCE

99 JAN 29 PM 2:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418405