STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Alfonso Meraz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1999

Notary Public

MY COMMISSION EXPIRES 9-28-02

BOOK 11463 PG. 13

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alfonso M. Meraz (NAME)	CTX Mortgage, Inc. (NAME)	93-4-88
1006 Dew Street (STREET ADDRESS OR ROUTE NUMBER)	2728 North Harwood, Corp. Closing, 3rd Floor (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	[illegible] 347.50

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, Melvin Burton and Delores R. Burton, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfonso M. Meraz, married, 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. 57, on the Map of Caldwell's Property, as shown on plat of record in Book 421, Page 78, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 57 fronts 66.7 feet on the southerly side of Caldwell, now Dew Street, and runs back between lines 150 feet to an alley in the rear on which it measures 67.3 feet.

Being the same property conveyed to Melvin Burton and Delores R. Burton, husband and wife, by Deed of Record in Book 4163, Page 761 as corrected in Book 4607 Page 475, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

[illegible] REFERENCE
99 MAY -5 AM 8:12
[illegible] COUNTY, TN.
MAIL ENV.
058270

unimproved ( )
This is improved (XX) property, known as 1006 Dew Street, Nashville, TN 37206.

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. Whenever 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 my/our hand(s) this 23rd day of April, 1999.

Melvin Burton

Delores R. Burton

STATE OF TENNESSEE

COUNTY OF Davidson }

BOOK 11463 PG. 14

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Melvin Burton and Delores R. Burton, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23rd day of April, 1999.

Commission expires 4-28-02

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Melvin Burton and Delores R. Burton, husband and wife and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ _____ and _____ respectively of the _____ _____ the within named bargainor, a corporation, and that (he/they) as such _____ _____ and _____ , being authorized so to do, executed 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 on this the 23rd day of April, 1999.

Commission expires _____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of April, 1999.

My Commission Expires:_____

_____

Notary Public

Prepared by & Return to

Brian L. Smith & Associates
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 15

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

0582708

99 MAY -5 AM 8:12

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

[illegible] $4000.00
CO TX 236.50
PRFEE 1.00
MISC 5.00
CFEE 2.00
TOTAL 247.50
[illegible] 247.50

[illegible] 01 FRI 16 0001 1507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456189