This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

Ctx Mortgage
2728 N. Hdrwood Corp
DALLAS, TEXAS
75201

NAME OF MORTGAGEE:

CTX Mortgage Company

ADDRESS NEW OWNERS:

Ronald P. Beal
5816 Murphywood Crossing
Antioch, Tennessee 37013

MAP 164 , GROUP 13 , PARCEL 61

BOOK 11585 PG. 96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY NINE THOUSAND & NO/100 ($139,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Leah Ann Smith Jones, married has this day bargained and sold and does hereby transfer and convey unto Ronald P. Beal, unmarried, his/her/their/its heirs, successors or assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 227, First Revision, Asheford Crossing, Section Two, of record in BOok 9700, page 171, Register's Office of Davidson County, Tennessee, to which plan refernece is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leah Ann Smith by warranty deed of Beazer Homes, Inc. d/b/a Phillips Builders of record in Book 10480, page 923, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Ronald P. Beal, unmarried, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said Ronald P. Beal, unmarried, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes are a lien, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata portion of said taxes to grantee who will be responsible for the payment of said taxes when they become due and payable. Map 164-13 Parcel 61

2. The Plan of record in Plat Book 9700, page 171, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 9336, page 238, said Register's Office.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said Ronald P. Beal, unmarried, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Franklin E. Jones, husband of Leah Ann Smith Jones, herein joins in the provisions of this instrument for the purpose of transferring and quitclaiming unto

the grantees, their heirs and assigns, any and all right, title and interest he might have in said property by reason of his marital status, or otherwise.

Witness my signature on this the 12th day of July, 1999.

Leah Ann Smith Jones

Franklin E. Jones

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Leah Ann Smith Jones and husband, Franklin E. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN on this the 12th day of July, 1999.

(SEAL)

Charles E. Mortoin, IV Notary Public

My Commission Expires:02/28/01

STATE OF TENNESSEE
WILLIAMSON COUNTY
RECORDED
99 JUL 23 PM 2:35
TITLE INSURANCE

0615071

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $139,000.00.

Sworn to and subscribed before me, on this the 12th day of July, 1999.

(SEAL)

Charles E. Morton, IV, Notary Public

My Commission Expires:

February 28, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11585 PG. 98

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

0615071

CONVEYANCE

93 MAY 23 11:18:3

CHRT
135000.00
CO. TX 514.30
PRFEE 1.00
MISC 0.30
CFEE 2.00
TOTA 522.30
CHECK 522.30
10:3F 0001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494414