Instr:200001200006793 Page: 1 OF 3
REC'D FOR REC 01/20/2000 11:35:35AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $786.25

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Seller: VANCE
Order No.: 134975

WARRANTY DEED

Data ID: 21530
Job No.: 11463

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: MAP PARCEL NUMBERS
Mr. & Mrs. Craig Mason	CTX MORTGAGE COMPANY
(Name)	(Name)
8224 Spring Ridge Drive	P.O. Box 199000
(Street Address or Route Number)	(Street Address)
Nashville, TN 37221	
(City) (State) (Zip)	(City) Dallas, (State) TX (Zip) 75219

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to JEFFREY A. VANCE AND PAMELA H. VANCE, HUSBAND AND WIFE (hereinafter referred to as Grantor, whether one or more) by CRAIG MASON and wife, KATHY MASON and RONALD K. McPHERSON and wife, EUNICE McPHERSON,
(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TAX PARCEL NO.: 155-15-40

unimproved ( )
This is improved (X) property, known as 8224 SPRING RIDGE DRIVE (House Number) (Street) (P.O. Address)

NASHVILLE , TN 37221 (City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

Seller: VANCE
Order No.: 134975

Data ID: 21530

Witness our hands this 14th day of December, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pamela H Vance
PAMELA H. VANCE—Grantor

Jeffrey A. Vance
JEFFREY A. VANCE—Grantor

STATE OF TEXAS }
}
COUNTY OF COLLIN }

Personally appeared before me, Barbara Ingram a Notary Public in and for said County and State, JEFFREY A. VANCE, the within named bargainor, with whom I am personally acquainted (or proven 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 McKinney, Collin, Tx, this 14th day of Dec, 1999

My Commission Expires: 3/13/01

Notary Public

BARBARA INGRAM
Notary Public
STATE OF TEXAS
My Comm. Exp. March 13, 2001

STATE OF TEXAS }
}
COUNTY OF COLLIN }

Personally appeared before me, Barbara Ingram a Notary Public in and for said County and State, PAMELA H. VANCE, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at McKinney, Collin, Tx, this 14th day of Dec, 1999.

My Commission Expires: 3/13/01

BARBARA INGRAM
Notary Public
STATE OF TEXAS
My Comm. Exp. March 13, 2001

Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 212,500.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Affiant

Jeffrey A. Vance
JEFFREY A. VANCE—Grantor

Pamela H Vance
PAMELA H. VANCE—Grantor

deleted

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 18th day of January, 2000

(Affix Seal)

My commission expires: 11/14/01

Notary Public

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Seller: VANCE
Order No.: 134975

Data ID: 21530

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. 7 ON THE PLAN OF THE FIRST REVISION OF MCCRORY HEIGHTS, AS RECORDED ON PLAT BOOK 9700, PAGE 162, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED DATED 6/24/98, RECORDED IN BOOK 10994, PAGE 415, DAVIDSON COUNTY, TENNESSEE.