Instr:200003160026803 Page: 1 OF 2
REC'D FOR REC 03/16/2000 8:09:46AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $518.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Zohreh Khanzadeh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 20 00

Charles A. Sullivan Jr
Notary Public

MY COMMISSION EXPIRES: 10 25 03
(AFFIX SEAL)

CHARLES A. SULLIVAN JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zohreh Khanzadeh (NAME)	CTX Mortgage Company (NAME)	Map 146-8
5001 Maywood Drive (ADDRESS)	P. O. Box 199000 (ADDRESS)	Parcel 171
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, Texas 75219 (CITY) (STATE) (ZIP)	6DU 32450

FOR AND 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, Jack Thomas Ludy and wife, Mary A. Ludy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zohreh Khanzadeh, unmarried

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. 319 on the Plan of Section Five, Crieve Hall Estates, of record in Book 2133, page 91, Register's Office for said County.

Said Lot No. 319, which is a corner lot, fronts 145 feet on the westerly margin of Maywood Drive, and fronts 131.4 feet on the southerly margin of Fieldcrest Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 165 feet on the westerly line and 150 feet on the southerly line to a point of intersection.

Being the same property conveyed to Jack Thomas Ludy and wife, Katherine Frances Ludy by deed from Ruth C. Burkholder, unmarried of record in Book 6534, page 419, Register's Office for Davidson County, Tennessee, dated April 12, 1985. The said Katherine Frances Ludy having since died.

Mary A. Ludy joins in this Deed in order to convey any and all rights she may have in the property, and especially marital rights.

This conveyance is subject to taxes for the year 2000 and subsequent years, and to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5001 Maywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 13th day of March 20 00

Jack Thomas Ludy
Jack Thomas Ludy

Mary A. Ludy
Mary A. Ludy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Thomas Ludy and wife, Mary A. Ludy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of March, 19 00.

Commission expires 10 25 03

Notary Public

CHARLES A. SILLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

My Commission Expires

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public