Instr:200004180038565 Page: 1 OF 2
REC'D FOR REC 04/18/2000 8:17:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $814.00

40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

James G. Traub
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April, 200

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Traub (NAME)	CTX Mortgage Company (NAME)	MAP 155-03-0-D
6961 Harpeth Glen Trace (ADDRESS)	P.O. Box 199077 (ADDRESS)	PARCEL 35
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (CITY) (STATE) (ZIP)	

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, David R. Wilson and wife, Sheila S. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James G. Traub and wife, Parichehr D. Traub

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. 35 on the Plan of Section 2, Allens Green, as of record in Plat Book 9700, page 26, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David R. Wilson and wife, Sheila S. Wilson by deed from Zaring Homes, Inc. of record in Book 10110, page 218, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 6961 Harpeth Glen Trace, Nashville, TN 37221
(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 17th day of April, 2000

David R. Wilson By:
Sheila S. Wilson by David R. Wilson, Attorney-in-Fact by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named David R. Wilson

the bargainor _____, with whom I am personally acquainted or proved 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 Nashville, Tennessee, this 17th day of April, 2000

Commission expires 7/26/2003

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. WILSON, to me known (or proved to me on the basis of satisfactory evidence) to the person who executed the foregoing instrument on behalf of SHEILA S. WILSON, and who acknowledged that he executed the same as the free act and deed of the said SHEILA S. WILSON.

Witness my hand and official seal this 17th day of April, 2000.

Notary Public

My Commission Expires: 7/26/2003