40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,400.00

Richard Jaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: 7/19/01
(AFFIX SEAL)

Instr:200004260041476 Page: 1 OF 2
REC'D FOR REC 04/26/2000 3:40:26PM
RECORD FEE: $11.01
M. TAX: $0.00 T. TAX: $367.78

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
Richard Jaden (NAME)	CTX Mortgage Company (NAME)	MAP 162-03
4941 Cimarron Way (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 15
Antioch, TN 37013 (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, Robert B. Miller and wife, Cheryl A. Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Jaden and wife, Celestina Laku

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. 142 on the Plan of Apache Hills, Section 3, as of record in Plat Book 4175, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert B. Miller and wife, Cheryl A. Miller, by deed from Bituminous Casualty Corporation of record in Book 9396, page 736, 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 4941 Cimarron Way, Antioch, TN 37013
(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 26th day of April, 2000

Robert B. Miller

Cheryl A. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Miller and wife, Cheryl A. Miller

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 Nashville, Tennessee, this 26th 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