WARRANTY DEED

Instr:200007120069249 Page: 1 OF 2
REC'D FOR REC 07/12/2000 4:16:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $514.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: January 31, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J. Steele	CTX Mortgage Company	91-15/60.00
(NAME)	(NAME)	
5303 1/2 Elkins Avenue	P. O. Box 19000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(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, Edward A. Warren and wife, Joanne H. Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Steele, 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 part of Block 13 on the Revised Plan of West Extention of Charlotte Park, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point on the South side of Elkins Avenue (formerly Second Avenue) West Nashville 82 feet West of the southwest corner of Elkins Avenue and Fifty-third Avenue, (formerly Twelfth Street) running, in a westerly direction along the South margin of Elkins Avenue 78 feet to a point; thence, in a southerly direction parallel to Fifty-third Avenue, 180 feet to an alley; thence, in an easterly direction along said alley 78 feet to a point; thence, in a northerly direction along a line parallel to and 82 feet West of Fifty-third Avenue, 180 feet to the point of BEGINNING.

BEING the same property conveyed to Edward A. Warren and wife, Joanne H. Warren, by deed from Retha F. Stone and husband, Jack L. Stone and Mary L. Emmett and husband, James G. Emmett, of record in Instrument No. 200004120036947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5303 1/2 Elkins Avenue, Nashville, TN 37209
(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 11th day of July, 2000

Edward A. Warren

Joanne H. Warren

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 Edward A. Warren and wife, Joanne H. Warren

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 11th day of July, 2000.

Commission expires January 31, 2000

Notary Public

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 _____.

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

My commission expires _____

Notary Public