WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/00 14:30 2pgs
Fees:11.00 Taxes:210.90

20000907-0088654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
31st DAY OF August 2000

Notary Public

MY COMMISSION EXPIRES: 11-28-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Portia Reed	CTX Mortgage Company	83-1-50
(NAME)	(NAME)	
930 West Greenwood	P.O. Box 199077	
(ADDRESS)	(ADDRESS)	
NAshville, Tennessee 37206	Dallas, TX 75219-9077	
(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, Ronald S. Pardue and Peggy Ann Davenport Pardue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Portia Reed

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:

Property located at 930 W Greenwood, Nashville, TN 37206, Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the resubdivision of Lots No. 4, 5, and 6 in the W.T. Wood's Subdivision as of record in Book 2854, page 84, Register's Office of said county, to which plat refrence is hereby made for a more accurate legal description of said lot.

Being the same property conveyed to Portia Reed by deed of even date, which deed is being recorded simultaneously herewith.

Being the same property conveyed to C.R. Pardue and Ronald S Pardue by deed dated 10-28-89, from Heirs of John Wiley Johnson, deceased, being Cathy Love Johnson, Anita Clair Johnson, and John Wiley Johnson II, filed for record on 11-14-89, in Book 7983, page 143, Register's Office for Davidson County, Tennessee. The said C.R. Pardue having since died.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

The said C. R. Pardue having since died, bequeathing said property to Peggy Ann Davenport Pardue, by his Last Will and Testament dated April 2, 1976.

unimproved ( )
This is improved (X) property, known as 930 West Greenwood, NAshville, Tennessee 37206
(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 my hand this 31st day of August 2000

Ronald S. Pardue

Peggy Ann Davenport Pardue

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 Ronald S. Pardue and Peggy Ann Davenport Pardue

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 Goodlettsville, Tennessee, this 31st day of August, 2000.

Commission expires 11-28-01

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