WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Heather Boyet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES: 4/28/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/23/00 11:36 2pgs
Fees:11.00 Taxes:684.50
20001023-0104640

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER BOYET	CTX MORTGAGE COMPANY	MAP 155-15-0-A
(NAME)	(NAME)	
717 SAY BROOK CIRCLE	2820 NORTH HARWOOD	PARCEL 39.00 CO
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	DALLAS, TX 75201-1516	
(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, RAYNA C. STEWART, II AND WIFE, SONIA M. STEWART, BY AND THROUGH CHRISTOPHER CLAUSI, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HEATHER BOYET AND HUSBAND, JEFF D. BOYET

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. 39 on the Plan of Stonemeade, Section III, as of record in Plat Book 7900, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to RAYNA C. STEWART, II AND WIFE, SONIA M. STEWART by Deed of record in Book 10517, page 815, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Christopher Clausi executes this instrument on behalf of Rayna C. Stewart, II and wife, Sonia M. Stewart pursuant to Limited Power of Attorney which is recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 717 SAY BROOK CIRCLE, 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 13th day of October, 2000

Rayna C. Stewart II
RAYNA C. STEWART, II

BY: CHRISTOPHER CLAUSI, ATTORNEY IN FACT

Sonia M. Stewart
SONIA M. STEWART

BY: CHRISTOPHER CLAUSI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF [redacted]

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named [redacted] the bargainor [redacted], with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that [redacted] executed the within instrument for the purposes therein contained. Witness my hand and official seal at [redacted], Tennessee, this [redacted] day of [redacted].

Commission expires _____

_____
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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER CLAUSI, 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, and who further acknowledged that he is the Attorney In Fact for RAYNA C. STEWART, II and wife, SONIA M. STEWART and is authorized by RAYNA C. STEWART, II and wife, SONIA M. STEWART to execute this instrument on their behalf.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13th day of October, 2000.

NOTARY PUBLIC

My commission expires: 4/28/04

