40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/01 16:09 2pgs
Fees:11.00 Taxes:510.60

20010227-0018272

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 11-30-2002
(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
Rashid Nowroozi (NAME)	CTX Mortgage Company (NAME)	MAP 151-1-A
3656 Burwick Place (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 80
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, Bobby Lee Larry and wife, Wanda K. Coleman-Larry

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

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. 80 on the Plan of Chatham Pointe, as of record in Plat Book 6900, pages 444 through 447, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Lee Larry and wife, Wanda K. Coleman-Larry by deed from Eugene Collins of record in Book 9501, page 749, 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 3656 Burwick Place, 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 & seal this 20th day of February, 2001

X Bobby Lee Larry

X Wanda K. Coleman-Larry by BobbyLee Larry, Attorney-in-Fact Pursuant to Limited Power of Attorney recorded simultaneously herewith

by Bobby Lee Larry Atty in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Lee Larry 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 this 23rd day of February, 2001

Notary Public

My Commission Expires: 11-30-2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Bobby Lee Larry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda K. Coleman-Larry, and who acknowledged that he executed the same as the free act and deed of Wanda K. Coleman-Larry.

Witness my hand and official seal this 23rd day of February, 2001.

Notary Public

My Commission Expires: 11-30-2002