WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Ave. South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,900.00

Debra D. Flippo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2001.

Notary Public

MY COMMISSION EXPIRES: 11-1-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra Flippo (NAME)	CTX Mortgage Co (NAME)	172-12B 128.00CO
2737 Call Hill Road (ADDRESS)	P.O. Box 199077 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	DALLAS, TX 75219 (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, Tami A. Pryce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Flippo, married

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. 451 on the Plan of Section Seven, Bradford Hills, of record in Plat Book 7900, page 337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Tami A. Pryce, an unmarried person, by deed from Carla J. Martin and husband, Robert A. Gentry, of record in Book 9905, page 262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 8522, page 853, and Book 8069, page 170; By-Laws of record in Book 8071, page 531; Charter of record in Book 8071, page 520; Plan of record in Plat Book 7900, page 337; Quitclaim Deed for open space of record in Book 9779, page 672; PUD Boundary Plat of record in Book 7900, page 6; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/02/01 14:09 2pgs
Fees:11.00 Taxes:499.13
20010302-0019887

unimproved ( )
This is improved (X) property, known as 2737 Call Hill Road, Nashville, TN 37211
(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 day of February, 2001

Tami A. Pryce

Tami A. Pryce

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tami A. Pryce, unmarried

the bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at LAS VEGAS, Nevada this 6th day of February, 2001.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TAMI A. PRYCE
My Appt. Expires
March 11, 2004
No.: 88-0703-1

Commission expires March 11, 2004

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