File Box #24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd Day of March, 2001.

Notary Public

MY COMMISSION EXPIRES: 1-26-2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney A. McFalls	CTX Mortgage Company	Map 102-03-0
(NAME) 6532 Upton Lane	(NAME) P.O. Box 199000	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dallas, Texas 75219	Parcel 190.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Paul Merrill and Julie L. Merrill, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Whitney A. McFalls** hereinafter called the GRANTEE(S), her 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. 9 and part of Reserved Parcel A, on the Plan of Charlotte Park, Section 26, of record in Plat Book 3700, pae 91, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1838, dated March 8, 2001, as follows:

Said Lot 9 fronts 62.97 feet on the northerly margin of Upton lane and extends back 196.55 feet, a broken line, and 161.43 feet on the easterly line, to a line in the rear on which it measures 92.02 feet.

Said part of Reserved Parcel "A" is described as follows: Beginning at a point, being located at the rear common corner of lots 8 and 9 on the Plan of said Section 26; thence North 48 deg. 10 min. 12 sec. East, passing a witness line at 255.40 feet, a total distance of 278.40 feet, more or less, to the center of a creek; thence with the center of said creek northwestwardly 105 feet, more or less, to the point of intersection of the center line of said creek; thence South 48 deg. 10 min. 12 sec. West, passing a witness line at 29 feet, more or less, and continuing for a distance of 220.28 feet, making a total of 249.28 feet, more or less, to a point being the northerly most corner of Lot 9; thence South 41 deg. 49 min. 48 sec. East 92.02 feet (98.02 Deed) to the point of beginning.

Being the same property conveyed to William Paul Merrill by Quitclaim Deed of record as Instrument No. 200006120058515, Register's Office of Davidson County, Tennessee. Julie L. Merrill herein joins to convey any and all rights and interest she may have, if any.

Subject to restrictive covenants of record in Book 4065, page 67, as amended in Book 4142, page 166, said Register's Office. All matters as shown on the Plan of record in Plat Book 3700, page 91, said Register's Office. Subject to that portion of the property extending into the center of the flow of a creek.

This is unimproved ( )
improved(x) property, known as 6532 Upton Lane 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 23rd Day of March, 2001.

Davidson County DEEDWARR
Recvd: 03/26/01 14:03 2pgs
Fees:11.00 Taxes:434.75

20010326-0028737

William Paul Merrill

Julie L. Merrill

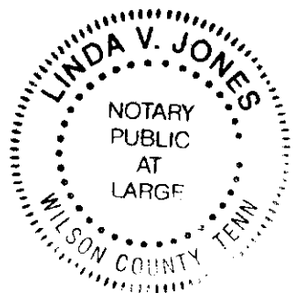
STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared William Paul Merrill and Julie L. Merrill, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd Day of March, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



My Comm