40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 16:47 2pgs
Fees:11.00 Taxes:354.83

20010402-0031679

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

My Commission Expires July 26, 2003

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
Everette S. Barnes (NAME)	CTX Mortgage Company (NAME)	MAP 119-14
263 East Timmons Avenue (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 76
Nashville, TN 37211 (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, Wayne M. Beck, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Everette S. Barnes and wife, Letisha D. Barnes

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. 32, Block "A" on the Plan of Woodbine Courts, Park One, as of record in Plat Book 1130, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wayne M. Beck and wife, Paula B. Beck by deed from Vincent B. Hutt and wife, Judith A. Hutt of record in Book 6690, page 314, said Register's Office. The said Wayne M. Beck and wife, Paula B. Beck conveyed their interest in said property to James C. Vance, TRustee, who in turn conveyed his interest to Wayne M. Beck by quitclaim deed of record in Book 7627, page 428, said Register's Office. The said Wayne M. Beck and Paula B. Beck have since divorced.

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 263 East Timmons Avenue, 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 March, 2001

Wayne M. Beck

Wayne M. Beck

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 Wayne M. Beck, unmarried

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 Nashville, Tennessee, this 24th day of March, 2001

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

My Commission Expires July 26, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public