File Box 19B

WARRANTY DEED

STATE OF TENNESSEE 01-3-64-D

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003

(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY R. FLAX (NAME)	CTX MORTGAGE, INC. (NAME)	MAP 173-04-0-A
5200 Ridgefalls Way (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL 220CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75201-1516 (CITY) (STATE) (ZIP)	F.B.#: USD-01385

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, S & Y CONSTRUCTION, a sole proprietorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEREMY R. FLAX, UNMARRIED

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. 220 on the Plan of Oak Highlands, a Planned Unit Development, Phase Two, as of record in Instrument No.: 199912130302267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to S & Y Construction, a sole proprietorship by Quitclaim Deed from Pine Oaks Properties Two, L.L.P., a Tennessee Limited Liability Partnership of record in Instrument No.: 20001004-0098411, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Oak Highlands, of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, and made applicable to Phase 2, in instrument No.: 200004280042354, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 04/10/01 13:44 2pgs
Fees:11.00 Taxes:814.00

20010410-0035441

unimproved ( )
This is improved (X) property, known as 5200 Ridgefalls Way, 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 my hand this 6th day of April 2001

S & Y CONSTRUCTION, a sole proprietorship
By:
Mansoor Sedaghatfar, Owner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Mansoor Sedaghatfar and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Owner and _____ respectively of the S & Y CONSTRUCTION, a sole proprietorship the within named bargainor, and corporation, and that he as such Owner 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 Mansoor Sedaghatfar as such Owner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN on this the 6th day of April, 2001 .

My commission expires May 28, 2003

_____
Notary Public

SCOTT D. WEISE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.