40-A

WARRANTY DEED

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 05/02/01 16:42 3pgs
Fees:15.00 Taxes:499.50
20010502-0045107

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Yolanda D. Dozier	CTX Mortgage Company	Map 62-11
2832 Gaywinds Court	P. O. Box 199077	Parcel 25
Nashville, TN 37214	Dallas, TX 75219-9077	FB: 03DZ50380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 135,000.00

KARLA YOUNG
Commission #1271285
Notary Public - California
Orange County
My Comm. Expires Jul 21, 2004

Patricia W Tromberg
Affiant

Sworn to and subscribed before me this the 26th day of April, 2001.

KARLA YOUNG
Commission #1271285
Notary Public - California
Orange County
My Comm. Expires Jul 21, 2004

Notary Public

My Commission Expires: JULY 21, 2004

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Estate of Howard L. Watkins by Patricia W. Tromberg, Executrix , Patricia W. Tromberg, Individually and Susan Fly,* Individually, hereinafter called the Grantors, have bargained and sold and by these presents does hereby transfer and convey unto Yolanda D. Dozier, hereinafter referred to as Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*n/k/a Susan Fly Fitzgerald

Land in Davidson County, Tennessee, Being Lot No. 204 on the Plan of Sutherland Heights, Section 5, of record in Book 2900, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 204 fronts 270.0 feet on the curve in the southerly margin of Gaywinds Court and extends back between lines measuring 235.0 feet on the southeasterly side and 199.8 feet on the westerly side to a dead line in the rear on which it measures 62.7 feet.

Being the same property conveyed to Howard L. Watkins and wife, Dorothy Watkins, by deed from Donald L. Jacobs and wife, Carolyn A. Jacobs, of record in Book 4000, Page 227, Register's Office for Davidson County, Tennessee. The said Dorothy Watkins having predeceased Howard L. Watkins in death, and the said Howard L. Watkins having since died. The Will of Howard L. Watkins is of record in Will Book 236, page 356, Davidson County Probate Court. Howard L. Watkins gave full power to his executrix to convey any real property owned at his death.

This conveyance is subject to any and all restrictions, set-back lines and easements of record. Also subject to matters of record on plan of record in Book 2900, page 1, Register's Office for Davidson County, Tennessee.

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, her successors and assigns forever, and the said Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of April, 2001.

Patricia W Tromberg

PATRICIA W. TROMBERG, as Executrix of
the ESTATE OF HOWARD L. WATKINS

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia W. Tromberg, as Executrix of the Estate of Howard L. Watkins, 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 Irvine, California, on this the 20th day of April, 2001.

Notary Public

My Commission Expires: July 21, 2004

KARLA YOUNG
Commission #1271285
Notary Public - California
Orange County
My Comm. Expires Jul 21, 2004

Patricia W. Tromberg

PATRICIA W. TROMBERG, INDIVIDUALLY

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia W. Tromberg, Individually, 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 Irvine, California, on this the 20th day of April, 2001.

Notary Public

My Commission Expires: July 21, 2004

KARLA YOUNG
Commission #1271285
Notary Public - California
Orange County
My Comm. Expires Jul 21, 2004

Susan Fly Fitzgerald
SUSAN FLY, INDIVIDUALLY
N/K/A SUSAN FLY FITZGERALD

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 Susan Fly,* Individually, 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. *Fitzgerald

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 27th day of April, 2001.

Catherine C. Hershey
Notary Public

My Commission Expires: 1/29/05

CATHERINE C. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN
My Commission Expires January 29, 2005

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