RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2001

Notary Public

MY COMMISSION EXPIRES 9/24/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/04/01 08:19 2pgs
Fees:11.00 Taxes:314.50
20010604-0057380

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy R. Fugate	CTX Mortgage Company	86-10-47
3516 Magnum Drive	P.O. Box 199000	
Hermitage, TN, 37076	Dallas, TX 75219-9000	

FOR AND IN 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, I/WE,

The Estate of William McKinley Wood, Jr. by Linda C. Garrett, Executrix

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

Timothy R. Fugate T.R.F. AND WIFE, SHIRLEY R. FUGATE

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. 75 on the Plan of Chapelwood, Section 2, as of record in Plat Book 5200, page 83, Register's Office for said County, to which plan reference is made for a more complete description.

Being a portion of the property conveyed to KJW & Associates, Inc. by Deed of record in Book 9653, page 461, Register's Office for Davidson County, Tennessee. William McKinley Wood, Jr. acquired said property upon dissolution of the corporation of KJW & Associates, Inc. a Tennessee general corporation by virtue of William McKinley Wood, Jr. being the sole shareholder. William McKinely Wood, Jr. is now deceased and the sale of subject property by The Estate of William McKinley Wood, Jr. is ordered by The Probate Court for Robertson County, Springfield, Tennessee at Docket No. 15465property. (A certified copy of said order is being recorded simultaneously herewith.) # 20010604-0057379

Unimproved ( )
This is improved (X) property known as 3516 Magnum Drive, Hermitage, TN 37076

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/our hand(s) this 31st day of May, 2001

The Estate of William McKinley Wood Jr. by Linda C. Garrett, Executrix

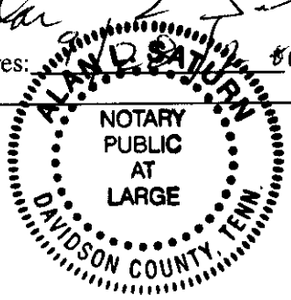
The Estate of William McKinley Wood, Jr. by Linda C. Garrett, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Linda C. Garrett with whom I am personally acquainted and who upon oath(s) acknowledged herself to be the Executrix of the The Estate of William McKinley Wood, Jr. the within named bargainor, and that as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Linda C. Garrett as such Executrix.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of May, 2001.

My commission expires: _____



Notary Public