SIDWELL & BARRETT, P.C.
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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42627
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/19/01 12:30 2pgs
Fees:11.00 Taxes:604.95
20010619-0064943

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah J. Baggott 762 Harpeth Trace Drive Nashville, TN 37221	CTX Mortgage Corporation 801 94th Avenue North, #100 St. Petersburg, FL 33702

TAX MAP-PARCEL NUMBERS: 143-02-13-029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 163,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Andrew Woosley, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah J. Baggott,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Treetops at Harpeth Trace Revised of record in Book 6250, Page 455 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas Andrew Woosley by deed from Patrick D. Birmingham and wife, Catherine C. Birmingham of record in Book 11656, Page 107, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; The Plan of record in Book 6250, Page 455, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan and record thereof are incorporated herein and made a part hereof by reference.

This is improved property, known as: 762 Harpeth Trace Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2001.

Thomas Andrew Woosley

State of Tennessee
County of Davidson

On this 15th day of June, 2001, before me the undersigned authority, personally appeared **Thomas Andrew Woosley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 163,500.00

Affiant

Sworn and subscribed before me on the 15th day of June, 2001.

Notary Public

My Commission Expires: 1/18-01

NOTARY PUBLIC AT LARGE