WARRANTY DEED

Return to:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,350.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6.21.03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brady M. Gardner (NAME)	CTX MORTGAGE COMPANY (NAME)	155-00-130.00
6413 Holly Trace Court (ADDRESS)	801 94th Avenue North (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, Centex Homes , a Nevada General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brady M. Gardner and wife, Catharine R. Gardner

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. 346 on the Plan of Traceside, Section 11, of record in Plat Book 11700, Page 59 thru 61, and Instrument #20009220094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Centex Homes, a Nevada General Partnership by deed from Joseph M. Cambron, Jr. of record in Instrument #20002020010813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2001 and subsequent years, easements, and restrictions of record.

Davidson County DEEDWARR
Recvd: 07/06/01 08:44 2pgs
Fees:13.00 Taxes:815.30
20010706-0072106

unimproved ( )
This is improved (X) property, known as 6413 Holly Trace Court, Nashville, Tennessee 37221
(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 29th day of June, 2001

Centex Homes
By:
Ken Thompson, Division Controller

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ken Thompson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Division Controller and _____ respectively of the Centex Homes the within named bargainor, and corporation, and that he as such Division Controller 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 Ken Thompson as such Division Controller, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of June, 2001 .

My commission expires 6-21-03

Notary Public