This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Diane Ely
4836 Peppertree Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 08/08/01 08:43 2pgs
Fees:13.00 Taxes:365.93
20010808-0085048

MORTGAGEE:
CTX Mortgage Company
P. O. Box 199000
Dallas, TX 75219

MAP **176-1**
GROUP **2D-78106**
PARCEL **58**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna Bailey, Johnie Darrell Finney, Faye Darlene Seabolt, Debra Dean Stepleton and Donald Ray Finney**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Diane Ely, an unmarried person**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 169, Revised Plan of PEPPERTREE FOREST SUBDIVISION, SECTION ONE, according to plat and survey of record in Book 6900, pages 973-975, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sue Finney and Donna Bailey, by deed of record in Book 8094, page 851, Register's Office for Davidson County, Tennessee. The said Sue Finney died intestate on May 12, 2001, leaving her children, the undersigned, Donna Bailey, Johnie Darrell Finney, Faye Darlene Seabolt, Debra Dean Stepleton and Donald Ray Finney as her sole heirs at law.

Plat and survey of same appearing of record in Book 6900, pages 973-975, of the said Register's Office.

The captioned property is subject restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 4836 Peppertree Drive, Antioch, Tennessee 37013.

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 heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 our hands this the 30th day of July, 2001.

Donna Bailey, by Debra Dean Stepleton, attorney-in-fact

Johnie Darrell Finney

Faye Darlene Seabolt

Debra Dean Stepleton

Donald Ray Finney

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State, **Debra Dean Stepleton**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (WARRANTY DEED) instrument individually and on behalf of **Donna Bailey**, and who acknowledged that she executed the same as the free act and deed of the said **Donna Bailey**, and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said **Donna Bailey**, and appearing of record in Record ~~Book~~ _____, ~~page~~ _____, Register's Office of Rutherford County, Tennessee. #20010808-0085047

WITNESS my hand and official seal at office this 30th day of July, 2001.

Larry K. Tolbert
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Johnie Darrell Finney, Faye Darlene Seabolt and Donald Ray Finney**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2001.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $98,900.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2001.

Larry K. Tolbert
NOTARY PUBLIC
My Commission Expires: 6/21/2004