Davidson County DEEDWARR
Recvd: 01/10/02 09:42 2pgs
Fees:13.00 Taxes:341.51

20020110-0003793

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 10/29/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 11-29-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marie Sweat Langford (NAME)	CTX MORTGAGE COMPANY, LLC (NAME)	096-09-0-148.00
2822 Emery Drive (ADDRESS)	801 - 94TH AVENUE NORTH (ADDRESS)	
Nashville, Tennessee 37214 (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, Maurice Ted Jones, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie Sweat Langford, an unmarried woman

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. 291 on the Plan of Cloverhill, Section VI, of record in Plat Book 2133, page 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Maurice Ted Jones, by deed from Jill Colleen Brooks, of record in Instrument No. 20010808-0085129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2133, page 89; TVA Transmittion Line Easement encroaches 75 feet across rear portion of subject lot per plat in instrument of record in Book 2133, page 89; all of record in the Register's Office for Davidson County, Tennessee.

The subject property was never the principal residence of the Grantor, Maurice Ted Jones.

unimproved ( )
This is improved (X) property, known as 2822 Emery Drive, Nashville, Tennessee 37214
(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 4th day of January, 2002

Maurice Ted Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice Ted Jones, a married man

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 Brentwood, Tennessee, this 8th day of January, 2002.

Commission expires 11-29-03

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Joyce Jordan
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

My Commission Expires NOV 29, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Maurice Ted Jones

TO

Marie Sweat Langford

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027