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Prepared by:
R. Kirkland Moser
King & Ballow
1100 Union Street Plaza
315 Union Street
Nashville, Tennessee 37214

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

NAME OF NEW OWNERS:
Jonathan J. Hansen
741 Evergreen Trail
Madison, Tennessee 37115

SEND TAX BILLS TO:
CTX Mortgage Company
2828 North Harwood
Dallas, TX 75201-1516

MAP AND PARCEL
062-04-2-005.00

Davidson County DEEDWARR
Recvd: 02/04/02 12:28 2pgs
Fees:13.00 Taxes:314.50
20020204-0015120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, **Barbara Williams,** unmarried, Grantor, have this day bargained, sold, and do hereby bargain, sell, transfer and convey unto **Jonathan J. Hansen,** unmarried, Grantee, his heirs and assigns, the following described property situate and lying in Davidson County, Tennessee, being more particularly bound and described as follows:

Land in Davidson County, Tennessee,
Being Lot No. 67 on the Map of Marlin Meadows, Section No. 4, as of record in Plat Book 2133, page 66, Register's Office for Davidson County, Tennessee, and described as follows:
CONTINUED ON PAGE #2:
Being the same property conveyed to Barbara Williams by Will of Martha C. Baumgartner recorded as instrument number 200010060099818, Register's Office for Davidson County, Tennessee, being the same property conveyed to Martha C. Baumgartner by Will of Richard Glenn Baumgartner recorded as instrument number 200010060099817, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Richard G. Baumgartner by Warranty Deed of Record in Book 2400, page 585, Register's Office for Davidson County, Tennessee.

This is improved property, known as 741 Evergreen Trail, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real property, with any and all appurtenances, estate, title and interest thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants that she is lawfully seized and possessed of said real property in fee simple; that Grantor has a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered except as noted of record; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This property is conveyed subject to any and all visible easements.

This property is conveyed subject to all restrictions and easements applicable to said property of record in the Register's Office for Davidson County, Tennessee.

Possession with deed.

WITNESS this the 25 day of January, 2002.

Barbara Williams
Barbara Williams

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within named Grantor, **Barbara Williams**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes contained therein.

WITNESS MY HAND AND OFFICIAL SEAL this the 25 day of January, 2002.

MY COMMISSION EXPIRES:
11-21-2004.

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 85,000.00, which amount is equal to or greater than the amount which the property transferred would command a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, This the 25 day of January, 2001.

MY COMMISSION EXPIRES:
_____.

NOTARY PUBLIC

CONTINUATION FROM PAGE #ONE:

Beginning at a point in the southerly margin of Evergreen Trail at the corner of Lots 67 and 68; thence with the line between said lots, southerly 233.9 feet to a point; thence westerly 170.1 feet to the east margin of School Pass; thence with the margin of the same northerly 191.97 feet to the beginning of a curve; thence around said curve northeasterly 36.67 feet to the south margin of Evergreen Trail; thence with the margin of same easterly 123.9 feet to the point of beginning.