40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/02 16:02 2pgs
Fees:13.00 Taxes:373.70

20020211-0018121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

X Joseph R. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2002

Notary Public

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES 11-30-2002
(AFFIX SEAL)

My Commission Expires November 30, 2002

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Anderson (NAME)	CTX Mortgage Company, LLC (NAME)	MAP 131-5-B
249 Summit Ridge Drive (ADDRESS)	P. O. Box 199077 (ADDRESS)	PARCEL 249
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9077 (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, Lydia M. Cook, n/k/a Lydia Cook Watts and Jerald T. Cook and wife, Charlotte F. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph R. Anderson and Manon D. Stephenson, as joint tenants with the right of survivorship

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 Unit No. 249, together with the appurtenant interest in the common elements of Four Seasons, a horizontal property regime established by Master Deed, of record in Book 6841, pages 349, amended in Book 6847, page 122, Register's Office for said County, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Lydia M. Cook and Jerald T. Cook and wife, Charlotte F. Cook by deed from Walton Buckley Chisolm of record in Book 11180, page 280, said Register's Office. The said Lydia M. Cook has since married and is now known as Lydia Cook Watts.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

David Patrick Watts joins in the execution of this instrument as spouse of Lydia Cook Watts, to convey any marital interest he may have in subject property.

unimproved ( )
This is improved (X) property, known as 249 Summit Ridge Drive, Nashville, TN 37215
(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 our hand s this 8th day of February, 2002

Lydia Cook Watts
Lydia Cook Watts

Jerald T. Cook
Jerald T. Cook

David Patrick Watts

Charlotte F. Cook
Charlotte F. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia Cook Watts and husband, David Patrick Watts and Jerald T. Cook and wife, Charlotte F. Cook

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2002.

Commission expires 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____

Notary Public