THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,053

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2002

Notary Public

MY COMMISSION EXPIRES: 5/24/04
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek W. Poppleton (NAME)	CTX Mortgage Co (NAME)	MAP 97-16-A
4816 Peninsula Pointe (ADDRESS)	PO Box 199000 (ADDRESS)	PARCEL 074.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas TX 75219-9000 (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, Derek W. Poppleton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michele A Markens and husband, John Joseph Markens

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:

BEING Lot No. 5, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Derek W. Poppleton, single, by deed from Frank Batson Homes, Inc., of record in Instrument No. 200007170070432, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 9564, Page 693; Book 9754, page 35; Book 9977, Page 359; Book 11258, Page 85; Book 10573, Page 39; and Book 11181, Page 371, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 841, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/19/02 14:52 2pgs
Fees:13.00 Taxes:817.90
20020219-0021057

unimproved ( )
This is improved (X) property, known as 4816 Peninsula Pointe, Hermitage, TN 37076
(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 1st day of September 2001

Derek W. Poppleton

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEREK W. POPPLETON

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at SAN DIEGO CALIFORNIA, this 1ST day of SEPT., 20 01.

JEFFREY C. HILLMAN
Commission # 1217074
Notary Public - California
San Diego County
My Comm. Expires Apr 25, 2003

Notary Public

My Commission Expires: 4.25.2003

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at _____, _____, this _____ day of _____, 20___.

_____

Notary Public

My Commission Expires:_____