Davidson County DEEDWARR
Recvd: 02/28/02 09:56 2pgs
Fees:13.00 Taxes:197.95

20020228-0025389

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00.

Marveana Owens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2002.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marveana Owens	CTX Mortgage Company	Map 71-12
(NAME)	(NAME)	
713 Ward Street	P.O. Box 199114	Parcel: 239.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BRENDA WOODARD, UNMARRIED**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **MARVEANA OWENS, UNMARRIED**, hereinafter called the GRANTEE(S), 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. 12 on the plan of Meadowdale Acres of record in Plat Book 2083, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brenda Woodard by Deed of record in Book 10873, page 516, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictive covenants of record in Book 2084, page 425; and all matters shown on the plan of record in Plat Book 2083, page 12, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 713 Ward Street, Nashville, TN 37207
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 hands this 25th day of February, 2002.

Brenda Woodard by
Aretha A. Mims Attorney in Fact

Brenda Woodard, by Aretha Mims, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 25th day of February, 2002, before me personally appeared Aretha Mims, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Brenda Woodard and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20020228002538 8 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 25th day of February, 2002.

Kimberly A. Baez

Notary Public

My Commission Expires: 1-29-05

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087