THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2002

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 04/22/02 09:50 2pgs
Fees:13.00 Taxes:462.50

20020422-0049273

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CURTIS L. ALLEN 2906 Selena Drive Nashville, Tennessee 37211	CTX MORTGAGE COMPANY, LLC 801 94th Avenue, North St. Petersburg, Florida 33702	MAP 119-14 PARCEL 193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100---------- ($ 125,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , WALLACE RAY CLARY, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto CURTIS L. ALLEN, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Map of Mashburn Heights, Section 2, of record in Book 1835, page 93, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the northerly margin of Mashburn Drive, at the common corner of Lots Nos. 18 and 19; thence in a westerly direction along the northerly margin of Mashburn Drive, 143.6 feet to a point; thence continuing in a westerly and northerly direction around a curve 39.27 feet to a point on the easterly margin of Selena Drive; thence in a northerly direction along the easterly margin of Selena Drive, 117.7 feet to the common corner of Lots Nos. 19 and 20; thence in an easterly direction along the line between Lots Nos. 19 and 20, 94.6 feet to the common corner of Lots Nos. 18, 19 and 20; thence in a southerly direction along the line between Lots 18 and 19, 109.1 feet to the northerly margin of Mashburn Drive, the point of beginning.

BEING the same property conveyed to Wallace Ray Clary, a single person, by deed from Louise Hite, a widow, of record as Instrument No. 200004250041473 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2906 Selena Drive, Nashville, Tennessee 37211

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Mashburn Heights, Section 2 of record in Book 1835 , page 93 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of April, 2002.

Wallace Ray Clary

WALLACE RAY CLARY

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 WALLACE RAY CLARY, UNMARRIED, 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 this 15th day of April, 2002.

Mitchell A Watts

My Commission Expires: October 12, 2005 Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public