PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 43415
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/02 10:30 2pgs
Fees:13.00 Taxes:503.20
20020503-0054553

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Candace L. Combs 238 54th Avenue N. Nashville, Tennessee 37209	CTX Mortgage Company, LLC 216 Centerview Drive #233, Natchez Building Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 091-15-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana Louise Redick**, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Candace L. Combs** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated February 17, 1994 as follows:

Beginning at a point in the easterly margin of 54th Avenue North, formerly Richland Avenue, said point being located 60 feet from the southerly margin of Nevada Avenue; thence from said point with the line of the Glasgow property (Book 4974, Page 435, said Register's Office), East 90 feet, more or less, to a point; thence southerly 90 feet to a point in the line now or formerly McConnell (Book 5005, Page 806, said Register's Office); thence with said line, westerly 78 feet, more or less, to the margin of 54th Avenue North; thence with said margin 90 feet to the point of beginning.

Being the same property conveyed to Dana Louise Redick by Cindy L. Bates and spouse, Thomas V. Bates of record in Book 10954, Page 216, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years.

This is improved property, known as: 238 54th Ave. N, Nashville,, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2002.

Dana Louise Redick

State of TENNESSEE

County of DAVIDSON

On this 30th day of April, 2002 , before me the undersigned authority, personally appeared Dana Louise Redick , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant April 30, 2002

Sworn and subscribed before me this the 30th day of April, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public