When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/31/02 10:34 2pgs
Fees:13.00 Taxes:431.05
20020531-0066020

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0204-60337

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires JUL. 27 2002

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 116,500.00.

Aaron S. West
Affiant

Subscribed and sworn to before me, this 24th day of May, 2002.

Angela A. Ramsey
Notary Public
My commission expires: 07/27/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron S. West 1825 Merritt Street Old Hickory, TN 37138	CTX Mortgage Company, LLC P.O. Box 199114 Dallas, TX 75219	053-06-0-B-134.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anita Louise Bell, now Bogar, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Aaron S. West, hereinafter called the Grantees, their successors 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. 155 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anita Louise Bell, unmarried, by deed from J & M Homebuilders, Inc., a Tennessee corporation, of record in Book 9613, Page 866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1825 Merritt Street, Old Hickory, TN 37138

This is not the principal residence of the grantor.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of May, 2002.

Anita Louise Bogar
Anita Louise Bogar

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anita Louise Bogar, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 24th day of May, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 07/27/02

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JUL 27 2002