Space reserved for recording information:

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/31/02 13:56 1pgs
Fees:13.00 Taxes:416.25

20020531-0066197

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.

Affiant

WARRANTY DEED

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30 DAY OF May, 2002

(Affix Seal) Notary Public

My Commission Expires: 10/17/05

Preparer's File #-02E0426

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kim M. Fowler	CTX Mortgage Company, LLC	83-4-33
1416 Dugger Drive	801-9th Avenue North	
Nashville, TN 37206	St. Petersburg, Florida 33702	

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 consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KIM M. FOWLER, UNMARRIED hereinafter called the Grantee(s), their heirs and assigns, that 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. 36 and the northerly 10 feet of Lot No. 35 on the Map of Dugger Heights, No. 2 as of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Stephanie Christian and husband, Van E. Christian, II by Special Warranty Deed from U.S. Bank Trust National Association, fka First Trust Bank National Association, as Trustee under the Pooling and Servicing Agreement, New Century Home Equity Lon Trust, Series 1998-NC1, by and through its Attorney-in-Fact, Ocwen Federal Bank, FSB of record in Instrument No. 20020408-0042836, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1416 Dugger Drive, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 30th day of May, 2002.

Stephanie Christian By Karen Hoff Attorney in Fact
Stephanie Christian

Van E. Christian II By Karen Hoff Attorney in Fact
Van E. Christian, II

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 30th day of May, 2001, before me personally appeared Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of Stephanie Christian and Van E. Christian, II, for whom she holds power of attorney authorizing her to do so, and they acknowledged that such person executed the same as the free act and deed of them.

Notary Public

My commission expires: 10/17/05

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