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 $ 214,900.00

Marian B. Eichelman
Affiant

Subscribed and sworn to before me, this 31st day of May, 2002

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 06/04/02 15:55 2pgs
Fees:13.00 Taxes:795.13
20020604-0067779

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARIAN B. EICHELMAN 1821 Sweetbriar Avenue Nashville, Tennessee 37212	CTX MORTGAGE COMPANY, LLC 801-94th Avenue, North St. Petersburg, Florida 33702	MAP 117-4 PARCEL 56

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 214,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , GENEVIEVE D.C. YANCEY AND DANIEL D. SIEGEL, BOTH UNMARRIED hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MARIAN B. EICHELMAN, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 254 and that part of 19th Avenue, South, now closed by City of Nashville, Bill No. 1548, on the Map of Belmont Land Company's Subdivision of Belmont Heights as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 254 and part of street (now closed) fronts 125.0 feet on the southerly side of Sweetbriar Avenue and runs between parallel lines, 175.0 feet to an alley.

BEING the same property conveyed to Genevieve D.C. Yancey and Daniel E. Siegel, as joint tenants with the right of survivorship, by deed from William Robert Ives and spouse, Judith Ann Ives, of record in Book 9450, page 18, Register's Office for Davidson County, Tennessee.

This is improved property known as 1821 Sweetbriar Avenue, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve 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 Belmont Land Company's S/D of Belmont Heights of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May, 2002.

Genevieve D.C. Yancey
GENEVIEVE D.C. YANCEY

BY: M.L.
Mark Deutschmann
Attorney in Fact

Daniel D. Siegel
DANIEL D. SIEGEL

BY: Mark
Mark Deutschmann
Attorney in Fact

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GENEVIEVE D.C. YANCEY and DANIEL D. SIEGEL, and acknowledged that he executed the same as the free act and deed of the said GENEVIEVE D.C. YANCEY and DANIEL D. SIEGEL.

WITNESS my hand and seal this 31st day of May, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

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