FORM NO. WD-1

39-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 20 02

Notary Public

MY COMMISSION EXPIRES: 4/23/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAMELA H. FIZER (NAME)	CTX Mortgage Company (NAME)	69-0-31
3857 Abernathy Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 199077 (STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (P.O ZIP)	Dallas , TX 75219-9077 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, JESSIE ATKINS, A Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAMELA H. FIZER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Bruce Atkins and wife, Jessie Atkins by deed from Lula Sanders Abernathy, of record in Book 2340, page 625, said Register's Office. The said Bruce Atkins has since died.

The signature of Jessie Atkins is effected by the signature of her Attorney in Fact, Terry W. Atkins, by a Durable Power of Attorney which is recorded in Instrument No. 20020225-0023744, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/03/02 15:53 3pgs
Fees:18.00 Taxes:407.00

20020703-0080634

This is unimproved / improved property, known as 3857 Abernathy Road, Nashville, Tennessee 37218
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, 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 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 26th day of JUNE, 20 02

/s/ Jessie Atkins by Kristi L. Atkins, Attorney
JESSIE AKINS
Jessie M. Atkins by Terry W. Atkins POA in-Fact

X

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, _____, 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 at _____, Tennessee, this _____ day of _____, 20____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 20____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

Jessie Mae Atkins

TO

Pamela M. Fizer

STATE OF WASHINGTON)
COUNTY OF King)

On this the 26th day of June, 2002, before me personally appeared KRISTIE L. ATKINS, to me known to be the person who executed the foregoing instrument in behalf of JESSIE MAE ATKINS, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said JESSIE MAE ATKINS, as though she had personally acted.

WITNESS my hand and official seal at Redmond, Washington, on this the 26th day of June, 2002.

Notary Public
State of Washington
KATHLEEN A. GODDARD
My Appointment Expires Jul 19, 2003

Kathleen A. Goddard
NOTARY PUBLIC

My Commission Expires: 7-19-2003

TRACT 1:

Land in the 13th, Formerly 23rd, Civil District of said County, being part of Lot No.4 on the plan of the Lands of Mrs. Elizabeth Abernathy, deceased, as of record in Book 294, page 19, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, January 12, 1955, as follows:

BEGINNING at a point in the center of Abernathy Road at the intersection of the center line of said Road and the eastern boundary line of Lot No. 5 on said Plan conveyed to Grover Cleveland Sewell by deed of record in Book 1002, page 355, said Register's Office, said point being also 327.4 feet northerly from the northeast corner of a tract of land conveyed to Herbert D. Fyke and wife, by deed of record in Book 2090, page 66, said Register's Office; thence with the line between said lots 4 and 5 and Sewell's boundary line, north 2 deg. east 425 feet to an axel, thence south 84 deg. 24' east 175 feet to an iron pin at the bottom of a rock bluff; thence south 2 deg. west 419.8 feet to a point in the center of said Abernathy Road; thence with the center of said Road, north 86 deg 08' west 175 feet to the beginning, containing 1.69 acres, more less.

TRACT 2:

Land in the 13th Civil District of Davidson County, Tennessee, being part of lot No. 4 on the plan of the lands of Mrs. Elizabeth Abernathy, deceased, of record in book 294, page 19, Register's Office for said County, described accoring to a survey made by George W. Watkins, Surveyor, September 8, 1958, as follows:
Beginning in the center of Abernathy Road at the southeast corner of that part of said lot No. 4 conveyed to Bruce Atkins and wife by deed from Lula Sanders Abernathy, of record in book 2340, page 625, said Register's Office; thence with the center of said Road, south 86° east 125 feet; thence north 2° east 700 feet to a point in the center of Whites Creek; thence north 87° 40' west 300 feet; thence south 2° west 268 feet to an axel, being said Atkins' northwest corner; thence with said Atkins' northern boundary line, eastwardly 175 feet to said Atkins' northeast corner; thence south 2° west 419.8 feet to the beginning, containing 3.12 acres, more or less.
Being part of the real property conveyed to Oliver H. Abernathy and wife, Lula Sanders Abernathy, by deed from John C. Sewell and wife, dated July 1, 1927, filed February 13, 1929, and recorded in book 836, page 230, said Register's Office, the said Oliver H. Abernathy having since died.

PMS

(02-1316.PFD/02-1316/11)