RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/13/02 12:19 2pgs
Fees:13.00 Taxes:358.11

20020813-0097898

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Molly Nagel 3717 Sentinel Dr. Nashville, TN 37238	CTX Mortgage Company, LLC 801-94th Avenue, N. St. Petersburg, FL 33702	104-1 - 110

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICHARD H. HALL*, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Molly A. Nagel**, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

*married
**unmarried

Land in Davidson County, Tennessee, being lot no.1 on the 2nd revised plan of Valley View Subdivision, Section 1, of Record in book 2331, page 113, Register's Office for said county, to which reference is made for a more complete description.

BEING the same property conveyed to Richard H. Hall from Ronald P. Creech by deed dated 06-28-02 of record at instrument number 20020712-0084299 said Register's Office.

Carolyn B. Hall, spouse of Richard H. Hall, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as: 3717 Sentinel Dr. Nashville, TN 37238

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;

2002 property taxes are not now due and payable but are a lien upon the property.

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, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 9 day of August, 2002.

Richard H. Hall

Carolyn B. Hall

by Barbara Sanders Duffee
Attorney In Fact

Barbara Sanders Duffee
P.O.A.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said State, Richard H. Hall the within named bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ____, day of _____, 20___.

My commission expires:_____

_____
NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $96,787.00

_____
Affiant

Subscribed and sworn to before me this 9th day of August, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 10-12-05

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA LANDIS GUFFEE, 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 RICHARD H. HALL and CAROLYN B. HALL, and acknowledged that she executed the same as the free act and deed of the said RICHARD H. HALL and CAROLYN B. HALL.

WITNESS my hand and seal this 9th day of August, 2002.

_____
Notary Public

My Commission Expires: 10/12/05

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