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 $ 145,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2002

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 10/01/02 15:02 2pgs
Fees:13.00 Taxes:536.50
20021001-0119253

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANDREW B. KAUTZ 3323 Lealand Lane Nashville, Tennessee 37204	CTX MORTGAGE COMPANY, LLC 801-94th Avenue, N St. Petersburg, Florida 33702	MAP 118-9 PARCEL 256

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-- ---------- ($ 145,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , TODD JACKSON SMITH, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ANDREW B. KAUTZ, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1-A on the Plan of Zone Lot Division, Lots 1 and 3, Binkley Subdivision, as of record in Plat Book 6250, page 967, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Todd Jackson Smith by deed from Debra S. Markland and husband, Steven C. Markland, of record in Book 11261, page 38, Register's Office for Davidson County, Tennessee.

AMANDA SMITH, spouse of Todd Jackson Smith, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 3323 Lealand Lane, Nashville, Tennessee 37204

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___, his ___ heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ 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 Zone Lot Division, Lots 1 & 2, Binkley Subdivision of record in Book 6250, page 967, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds__ himself___, __his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, __his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __30th__ day of __September__, 2002 .

Todd Jackson Sh
TODD JACKSON SMITH

AMANDA SMITH

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 TODD JACKSON SMITH and AMANDA SMITH, the bargainor__s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __30th__ day of __September, 2002__.

Mitchell A. Watts
Notary Public

My Commission Expires: October 12, 2005

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

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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