Davidson County DEEDWARR
Recvd: 12/04/02 09:07 2pgs
Fees:13.00 Taxes:747.40
20021204-0149017

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 $***202,000.00.

Affiant

Subscribed and sworn to before me this 27th day of November, 2002.

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Sept. 30, 2006

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
AMANDA R. HENLEY 4405 Elkins Avenue Nashville, Tennessee 37209	CTX Mortgage Co. P. O. Box 199114 Dallas, TX 75219-9114	MAP 91-16 PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($***202,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, CHRISTY C. MILLIGAN, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto AMANDA R. HENLEY and CHARLES LARRY PHILLIPS, both unmarried, as Joint Tenants with Right of Survivorship, (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:

BEING Lot No. 306 of Block 14 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Christy E. Cude by deed from Christopher E. Catron and wife, Gretchen E. Catron, of record as Instrument No. 20011030-0118345 in the Register's Office for Davidson County, Tennessee; the said Christy E. Cude having since married Chris Milligan and is now know as Christy C. Milligan.

CHRIS MILLIGAN, spouse of Christy C. Milligan, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 4405 Elkins Avenue, Nashville, Tennessee 32709

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has 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 Grantees.

2. Matters, if any, shown on the plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of November, 2002.

CHRISTY C. MILLIGAN

CHRIS MILLIGAN

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 CHRISTY C. MILLIGAN and CHRIS MILLIGAN, the bargainors, 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 22nd day of November, 2002.

Notary Public

My Commission Expires: 10.12.05

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