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Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2002.

Notary Public
My commission expires: 11/30/04

Davidson County DEEDWARR
Recvd: 12/10/02 13:48 2pgs
Fees:13.00 Taxes:888.00
20021210-0152223

File No. 80477

Address of New Owner:	Send Tax Bills to:	Tax Information
R. Shawn McCormick	CTX Mortgage	115-14-0-061.00
6445 Bresslyn Road	216 Centerview Drive, Suite 233	
Nashville TN 37205	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles L. Mader, III and wife, Trudy T. Mader, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to R. Shawn McCormick and Steven T. McNutt, as joint tenants with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 736 on the Plan of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Mader, III and wife, Trudy T. Mader by Warranty Deed from Patten M. Smith and wife, Lloyd Shearer Smith, of record in Book 9956, page 870, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6445 Bresslyn Road, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of December, 2002.

Charles L. Mader, III

Trudy T. Mader

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles L. Mader, III and Trudy T. Mader, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 6th day of December, 2002.

Notary Public

My Commission expires 11/30/04

