WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 12:11 2pgs
Fees:13.00 Taxes:152.80

20030103-0001221

B-CTX-02-0115

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

Steven C. Purcell
Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/29/

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven C. Purcell	CTX Mortgage Company, LLC	
610 Hamilton Avenue (ADDRESS)	801- 94th Avenue North (NAME) (ADDRESS)	105-07-233
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JO ANN SCALF, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN C. PURCELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 6 on the Plan of W.D. Hamiltons Subdivision of Block No. 8 of the Hamilton Lands, as of record in Book 421, Page 56, Register's Office for said County, as follows:

Said Lot No. 6 fronts 50 feet on the norterly side of Hamilton Street and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Jo Ann Scalf by Deed dated April 10, 1987 and filed for record on April 13, 1987 in Book 7200, page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 610 Hamilton Avenue, Nashville, Tennessee 37203
(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/our hand(s) this 31st day of December, 2002.

Jo Ann Scalf
Jo Ann Scalf

STATE OF Tennessee
COUNTY OF Davidson

I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Jo Ann Scalf personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2002.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903