PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

47

ADDRESS NEW OWNER:
Tim Brown
2600 Lock Two Rd
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CTX MORTGAGE COMPANY, LLC
2828 NORTH HARWOOD
DALLAS, TX 75201-1516

MAP **62-2**
GROUP
PARCEL **11**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William J. Jones** / Unmarried hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Tim Brown**, 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:

Land in Davidson County, Tennessee, Being Lot No. 2-B on the Plan of Zone Lot Division Lots 1 & 2, on the Plat Entitled Resubdivision of Lots 11, 12 & 13, Revised Plan of Pennington Bend Estates, as of record in Book 5800, Page 201, amending Book 5800, Page 115, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William J. Jones by deed from Billy R. Spencer and wife, Colleen B. Spencer of record in Book 10961, page 162, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 2600 Lock Two Rd, Nashville, Tennessee 37214.

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, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 01/21/03 13:48 2pgs
Fees:13.00 Taxes:313.24
20030121-0008289

WITNESS my hand this the 8th day of January, 2003.

William J. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William J. Jones**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 8th day of January, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $84,660.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of January, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004