Return to

CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

BEING RE-RECORDED TO CORRECT LOT NUMBER

Box 2

Davidson County DEEDWARR
Recvd: 01/23/03 10:51 2pgs
Fees:12.00 Taxes:0.00

20030123-0009674

Davidson County DEEDWARR
Recvd: 11/12/01 14:56 2pgs
Fees:13.00 Taxes:494.79

[redacted]

20011112-0123982

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 133,726.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October , 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMMY L. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: JANUARY 25, 2003

**THIS INSTRUMENT WAS PREPARED BY**
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Janet F. Grooms | CTX Mortgage Company, LLC | 122-01-A- |
| (NAME) | (NAME) | |
| 23 Fawn Creek Pass | PO box 199113 | 272.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37214 | Dallas, TX 75219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Centex Homes, a Nevada General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet F. Grooms

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: *Lot 42

Land in Davidson County, Tennessee, BEING Unit No. ~~23~~ * on the Plan of Woodland Point, Phase III, a Private Element Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Centex Homes, a Nevada general partnership by deed from James R. Carbine, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, of record in Instrument No. 20001205-0119723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Boundary Plat of record in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044; declaration of restrictive covenants in Instrument No. 20000711-0068562, Master Declarations in Instrument No. 20000607-0056981; Landscape Agreement in Instrument No. 20000612-0058346; Easements of record in Book 8332, Page 982; Charter in Instrument No. 20001013-0102000, By-Laws in Instrument No. 20001011-0101044, all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 23 Fawn Creek Pass, Nashville, Tennessee 37214
(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 our hand s this 26th day of October , 2001

Centex Homes, a Nevada General Partnership
By: Centex Real Estate Corporation
its managing general partner

~~XXXXXX~~ by:
Ken Thompson, Division Controller

RE-RECORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ken Thompson, Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Ken Thompson, Division Controller of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 26th day of October, 2001.

Joyce Jordan

NOTARY PUBLIC

JOYCE JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11-29-03

My Commission

**WARRANTY DEED**

**FROM**

Centex Homes

**TO**

Janet F. Grooms

**RETURN TO:**

**GREGORY S. PERRONE**
**ATTORNEY - AT - LAW**
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027