Davidson County DEEDWARR
Recvd: 02/04/03 15:08 2pgs
Fees:13.00 Taxes:288.97

20030204-0015355

Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0301-60687

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 78,100.00.

Marco A. Meraz
Affiant

Subscribed and sworn to before me, this 30th day of January, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Marco A. Meraz 710 Idlewild Drive Madison, TN 37115	CTX Mortgage Company, LLC 801 94th Avenue North St. Petersburg, FL 33702	052-01-0-292.00

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, Donnie Reed and wife, Shelia Reed, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marco A. Meraz, 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 part of Lot 14, Block L, on the plan of Madison Park Subdivision of record in Book 843, Page 7, and amended in Book 5190, Page 94, Register's Office for Davidson County, Tennessee. Said part of Lot 14 fronts 100 feet on the southwesterly side of Idlewild Drive (formerly Lanier Avenue) and extends back 200 feet in a dead line and measures 100 feet thereon, being the northerly 100 feet of 250 feet of Lot No. 14 conveyed to Lula H. Johnson by deed from A. H. Vaughn et al of record in Book 2107, Page 445, said Register's Office.

Being the same property conveyed to Donnie Reed and Shelia Reed by deed from Mel Martinez, Secretary of Housing and Urban Development, of record in Instrument No. 20020722-0087815, 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 is not the principal residence of the grantor.

This property is improved property known as 710 Idlewild Drive, Madison, TN 37115

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 seised 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 30th day of January, 2003.

Donnie Reed

Shelia Reed

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donnie Reed and Shelia Reed, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 30th day of January, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006