Realty 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 $~~104,000.00~~ $107,000 SM

Mariam Sangare
Affiant

Subscribed and sworn to before me, this 18th day of February, 2003.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 02/24/03 13:43 2pgs
Fees:13.00 Taxes:395.90
20030224-0024246

Address of New Owner:	Send Tax Bills to:	Tax Information
Mariam Sangare	CTX Mortgage Company	147-4-0-024.00
329 Wallace Road	P. O. Box 199000	
Nashville, TN 37211	Dallas, TX 75219	

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, **Galen Wilson Pierce**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mariam Sangare**, 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. 39 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Galen Wilson Pierce by deed from James Galen Pierce and wife, Mary Alice Pierce of record in Book 8742, Page 361, 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.

Sandra J. Pierce, wife of Galen Wilson Pierce, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This property is improved property known as 329 Wallace Road, Nashville, TN 37211

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 18th day of February, 2003.

Galen Wilson Pierce

Sandra J. Pierce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Galen Wilson Pierce and Sandra J. Pierce, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 18th day of February, 2003.

Catherine R Cross

Notary Public

My Commission expires 05/30/04