FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 140,000.00
Tina D. Jones
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 20 03
Notary Public
MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina D. Jones (NAME)	Colorado Federal Savings Bank (NAME)	MAP 95-12
2505 Woodberry Drive (ADDRESS)	5151 Belt Line Road, #320 (ADDRESS)	PARCEL 35
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (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, Claude Leon Savely and wife, Elizabeth M. Savely

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina D. Jones, unmarried

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:

BEING Lot No. 225, on the Plan of Woodberry Park, of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 225 fronts 107 feet on the south side of Woodberry Drive and runs back between lines, measuring 228 feet on the west line and 291.4 feet on the east line, to the rear line which is a broken line, measuring 208 feet thereon.

BEING the same property conveyed to Claude Leon Savely and wife, Elizabeth M. Savely, as tenants by the entirety, by Quitclaim Deed from Phillip Saindon, Trustee, of record in Book 4297, Page 429, Register's Office for said County, dated December 31, 1968. See also deed of record in Book 3532, Page 571, said Register's Office.

BEING the same property conveyed to Claude Leon Savely and wife, Elizabeth M. Savely, as tenants by the entirety, by Quitclaim Deed from Phillip Saindon, Trustee, of record in Book 4297, Page 429, Register's Office for said County, dated December 31, 1968. See also deed of record in Book 3532, Page 571, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2505 Woodberry Drive, Nashville, TN 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 31st day of March, 20 03

Claude Leon Savely
Claude Leon Savely

Elizabeth M. Savely
Elizabeth M. Savely

Davidson County DEEDWARR
Recvd: 04/02/03 15:56 2pgs
Fees:13.00 Taxes:518.00

20030402-0043809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Leon Savely and wife, Elizabeth M. Savely

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March 20 03

Commission expires 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 117-119, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 4278, Page 99, said Register's Office.