WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires NOV 25 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zenola Diggs (NAME)	CTX Mortgage Company (NAME)	MAP 042-12-0-B
2053 Williams Valley Drive (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL 014.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75201-1516 (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, T & T Building Contractors, LLC , a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zenola Diggs

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:

Land in Davidson County, Tennnessee, being Lot No. 14 on the Plan of Williams Valley, of record by Instrument No. 200101080001974, as revised by Instrument No. 200102010009794, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING part of the same property conveyed to T & T Building Contractors, LLC by Warranty Deed from Jeffrey W. George of record by Instrument No. 20020927-0118022, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Davidson County DEEDWARR
Recvd: 04/03/03 15:23 2pgs
Fees:13.00 Taxes:369.63

20030403-0044307

unimproved ( )
This is improved (X) property, known as 2053 Williams Valley Drive, Madison, TN 37115
(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 my hand this 31st day of March, 2003

T & T Building Contractors, LLC
By:
Thomas E. Roberts, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Roberts, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the T & T Building Contractors, LLC the within named bargainor, and ~~xxxxxxxxx~~ LLC and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~xxxxxxxx~~ LLC by the said Thomas E. Roberts, Jr. as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 31st day of March, 2003 .

My commission expires _____ D. Annette Maples
Notary Public

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006