THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

0-0168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***128,500.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2003.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/04/03 09:51 2pgs
Fees:13.00 Taxes:475.45
20030404-0044595

ADDRESS OF NEW OWNER

BRIAN E. WILLER
3904 Ivy Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO

CTX Mortgage Company, LLC
P.O. Box 199113
Dallas, TX 75219

MAP & PARCEL NOS.

MAP 73-01
PARCEL 227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***128,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, DOUGLAS B. MARTIN and wife, PATTI B. MARTIN, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto BRIAN E. WILLER, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 68 on the Map of Sections Three and Four, Moss Rose Heights, as of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Douglas B. Martin and wife, Patti B. Martin, by deed from Wilson M. Pennington and wife, Doris E. Pennington, of record as Instrument No. 20020829-0104773 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3904 Ivy Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, hisr heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of March, 2003.

DOUGLAS B. MARTIN

PATTI B. MARTIN

BY: Douglas B. Martin
Attorney in Fact

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 Douglas B. Martin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti B. Martin, and acknowledged that he executed the same as the free act and deed of the said Patti B. Martin.

WITNESS my hand and official seal this 28th day of March, 2003.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee