Box: 13
4929

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2003
Notary Public
MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osmani Vigoa (NAME)	CTX Mortgage Company Inc (NAME)	MAP 148-05
332 Willard Drive (ADDRESS)	PO Box 199113 (ADDRESS)	PARCEL 112
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas TX 75219 (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, Chad Winget and wife, Amanda Winget

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Osmani Vigoa and wife Norma Rangel Diaz

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, Tennessee, being Lot No. 94 ont he Plan of Haywood Acres, Section III, of record in Plat Book 2900, page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mable G. Winget, Chad Winget and Mark Winget by Quitclaim Deed from Brenda J. Fisher, Trustee, of record in Book 9319, page 26, said Register's Office. Mable G. Winget conveyed her interest in said property to Mark Winget and Chad Winget by Quitclaim Deed of record in Book 9926, page 729, said Register's Office. Chad Winget conveyed his interest in said property to Mark Winget by Quitclaim Deed of record in Book 9985, page 629, said Register's Office. Mark Winget has since died. Chad Winget and Jeffrey Hankins are the sole heirs of Mark Winget according to Affidavit of Heirship of record in Instrument #20020415-0045864, said Register's Office. Jeffrey Hankins conveyed his interest in said property to Chad Winget and wife, Amanda Winget by Quitclaim Deed of record in Instrument #20020415-0045865, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2900, page 81, said Register's Office; and (c) easemetn of record in Book 6447, page 689, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/10/03 15:23 2pgs
Fees:13.00 Taxes:353.35

20030410-0047988

unimproved ( )
This is improved (X) property, known as 332 Willard Drive, Nashville, Tennessee 37211
(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 6th day of February 2003

Chad Winget
Chad Winget

Amanda winget
Amanda Winget

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 Chad Winget and wife, Amanda Winget

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 6th day of February, 2003.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

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 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 _____, _____.

My commission expires _____

Notary Public