WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/03 15:23 2pgs
Fees:13.00 Taxes:653.98

20030613-0082028

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June 2003

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Steven Fields	CTX Mortgage Company	171-02-0-A-100CO
(NAME)	(NAME)	
209 Glenstone Circle	2828 North Harwood	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, Texas 75201-1516	
(CITY) (STATE) (ZIP)	(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, Dennis Jack Wells, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Steven Fields, 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:

A certain condominium apartment in Davidson County, TN, described as Unit 100 Phase 3B, Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium apartments, recorded in Plat Book 6900, page 4, as amended in Plat Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, pages 943 and 986, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Phase 3B, Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, pages 943 and 986, and By-Laws recorded in Book 7423, page 567, Book 8074, page 564, Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Dennis J. Wells, a married man, by deed from Alicia Kim Reese, unmarried, of record in Book 10401, page 777, and further conveyed to Pamela G. Wells by Quitclaim Deed from Dennis J. Wells of record in Book 10778, page 350, and further conveyed to Dennis Jack Wells by Quitclaim Deed from Pamela Goodman Wells, of record in Book 10784, page 965, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 6900, page 4, as amneded in Plat Book 6900, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 209 Glenstone Circle, Brentwood, TN 37027
(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 11th day of June 2003

Dennis Jack Wells

Doris M. Wells

Doris M. Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Jack Wells and wife, Doris M. Wells

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 Brentwood, Tennessee, this 11th day of June 2003

Commission expires 7/30/05

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. MY COMMISSION EXPIRES 07/30/2005

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

LEGAL DESCRIPTION CONTINUATION

329; all in the Register's Office for Davidson County, TN.

Doris M. Wells joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Dennis Jack Wells.