Davidson County DEEDWARR
Recvd: 07/16/03 14:25 2pgs
Fees:13.00 Taxes:669.70
20030716-0099756

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 21145

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $181,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of JULY, 2003.

Notary Public

My Commission Expires:

GERALD PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Katherine M. Hill 3603 Bellwood Avenue, #C Nashville, TN 37205	CTX Mortgage Company, LLC P.O. Box 199077 Dallas, Texas 75219-9077	MAP 104-13-C PAR 003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET M. NEWSHAM, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KATHERINE M. HILL, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3603 Bellwood Avenue, #C, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of JULY, 2003.

Margaret M. Newsham by W. T. Chapman, IV Attorney-in-fact

MARGARET M. NEWSHAM, BY: WILLIAM T. CHAPMAN, IV, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM T. CHAPMAN, IV, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said MARGARET M. NEWSHAM and is authorized by the said MARGARET M. NEWSHAM to execute this instrument on HER behalf.

Witness my hand, at office, this 1st day of JULY, 2003.

Notary Public

My commission expires:

GERALD PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV 25, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of Bellwood Townhomes Condominiums, a horizontal property regime established by Master Deed, of record in Book 5915, page 736, Register's Office for Davidson County, Tennessee and being located upon Lot No. 2 on the Plan of Condominium Plat for Bellwood Subdivision of record in Plat Book 5200, page 429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret M. Newsham, single by deed dated October 29, 1999 from W. Bruce Jones and wife, Milisa I. Jones of record in Book 11729, page 112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5915, page 736; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 429, said Register's Office.