STATE OF TENNESSEE

COUNTY OF Davidson

}29-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES 7-30-05

File No. G3-8559D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David J. Knudston (NAME)	CTX Mortgage Company (NAME)	83-3-115
2108 Creighton Avenue (STREET ADDRESS OR ROUTE NUMBER)	2828 North Harwood (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75201 (CITY)(STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/25/03 14:15 4pgs
Fees:23.00 Taxes:370.00

20030725-0104345

FOR AND IN 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, Marilyn Dean Knight Johnson and Helen Carol Long Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Knudston, 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 2108 Creighton Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 17th day of July, 2003.

X Marilyn Dean Knight Johnson
Marilyn Dean Knight Johnson

X Helen Carol Long Johnson
Helen Carol Long Johnson

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 Marilyn Dean Knight Johnson and Helen Carol Long Johnson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of July, 2003.

Commission expires 3/25/06

MICHAEL T. MOSER NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2003.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2003.

My Commission Expires:_____

_____
Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Being the southerly part of Lot No. 7 on the Map of Mrs. Mollie Buchanan's Subdivision of part of Lot No. 60 in Brownsville, not of record, according to a Mortgage Loan Inspection by Cantrell Kemp dated June 21, 2003, described as follows:

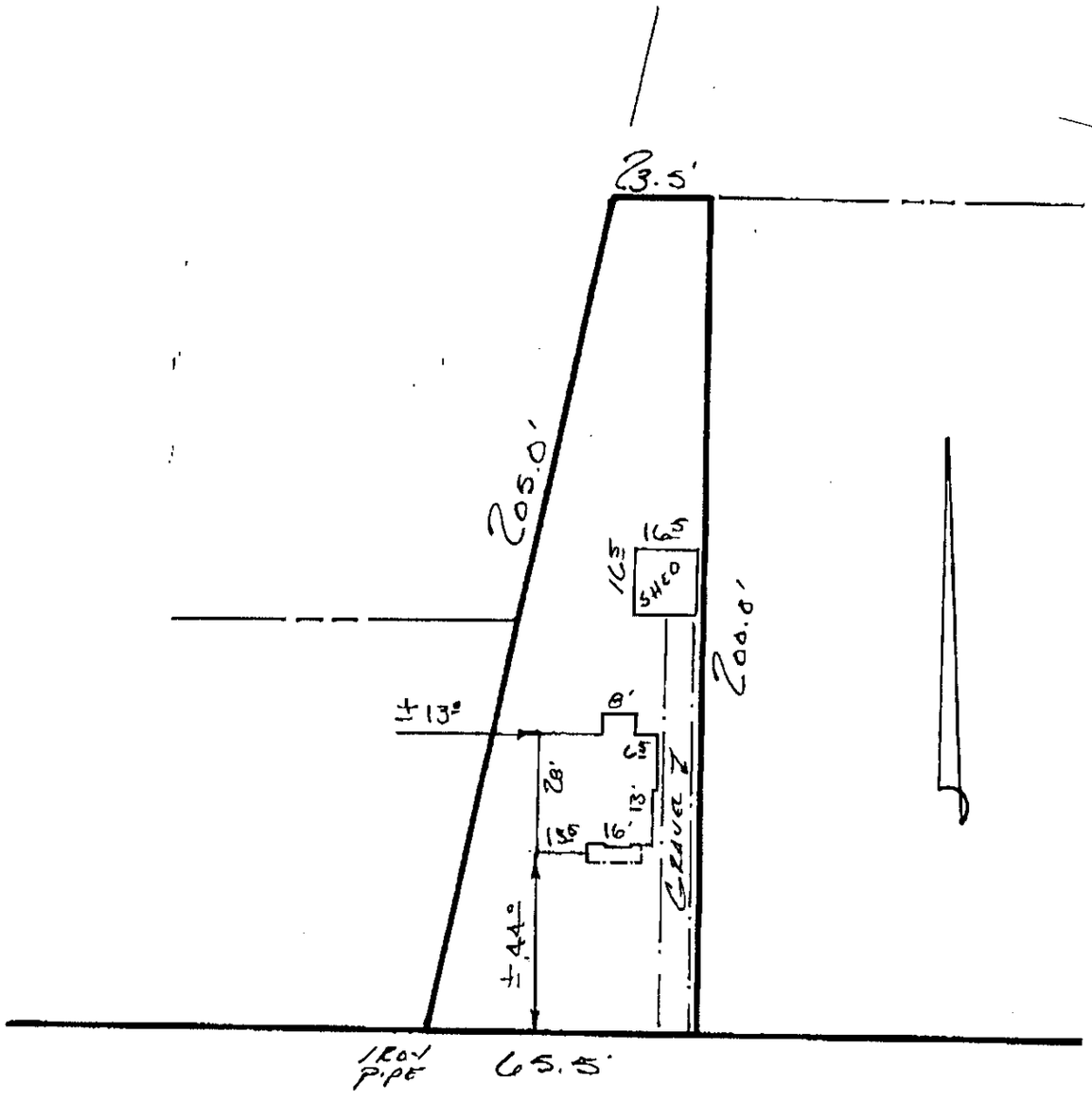
Beginning on the northerly margin of Creighton Avenue at a point 220 feet east of the easterly margin of the Porter Road, said point being the southwest corner of said Lot No. 7; thence with said Avenue eastwardly 65.5 feet to the corner of Lots Nos 6 and 7; thence with the line between siad two lots, northwardly 200 feet to a southwest corner of Lot No. 3; thence westwardly 23 1/2 feet to the westerly line of Lot No. 7; thence with said line southwardly 205 feet to the beginning.

Being a portion of that property conveyed to the Grantors herein by Warranty Deed of record in Book 3970, pg. 765, Final Decree of record as Instrument No.20010420-0039499, RODC, and the will of Lucian Arkley Johnson, deceased, probated as Docket No. 01P652, Seventh Circuit Court for Davidson County TN.

A copy of the Mortgage Loan Inspection of the subject premises, dated June 21, 2003, by Cantrell Kemp Surveyors is attached hereto and incorporated herein by reference.

" EXHIBIT TO WARRANTY DEED"

This parcel is not included in areas designated as "special flood hazard"



CREIGHTON AVENUE (40')

BENNY M. CANTRELL
TENNESSEE NO. 1638

*FILE#G#-8559D

MORTGAGE LOAN INSPECTION

SCALE: 1" = 40'

DATE: June 21,2003

OWNER: David Knudston

ADDRESS: 2108 Creighton Avenue

Nashville,Davidson County,Tennessee

PROPERTY: part of lot no. 60 on the plan of Brownsville
Map #83-03 parcel #115.00

RECORD: instr.#20010420-0039499

CENSUS: 114.00

NOTE:
THE INFORMATION SHOWN HEREON REPRESENTS A MORTGAGE LOAN INSPECTION AND WAS PREPARED AT THE REQUEST OF THE LENDER. IT SHOULD NOT BE INTERPRETED AS AN ACTUAL LAND SURVEY.

CANTRELL KEMP
SURVEYORS
LAND DEVELOPMENT
CONSULTANTS

CHUCK KEMP
(615) 822-6849
Fax (615) 822-6895

MARTY CANTRELL
(615) 847-3252

103 West Harbor
Hendersonville, TN 37075

07/15/2003 12:14 6158556802 SMITH SHOLAR ASSOC PAGE 02/29