#6355
Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Marianne Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 20 03

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deivys Hernandez (NAME)	CTX Mortgage Company (NAME)	MAP 51-12
1208 Barry Drive (ADDRESS)	801 94th Avenue N, Suite 100 (ADDRESS)	PARCEL 25
Madison, TN 37115 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (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, Leland D. Watts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deivys Hernandez 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:

BEING Lot No. 33, on the Map of Section One, Morningside Heights as of record in Book 1130, page 76, Register's Office for Davidson County, Tennessee, and described as follows: Beginning at a point in the south margin of Barry Drive at the corner of Lots 32 and 31; thence with the line between said lots, southerly 137.45 feet to the north line of Lot No. 34; thence with the line between Lots Nos. 33 and 34, easterly 65 feet to the westerly margin of Argle Avenue; thence with the margin of the same, northerly 133.75 feet to the beginning of a south margin of the same northerly 133.75 feet to the beginning of a south margin of Berry Drive, thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Leland D. Watts by deed from Secretary of Housing and Urban Dev. of record in Instrument 200304110048352, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 76, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1208 Barry Drive, Nashville, TN 37115
(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 15th day of August, 20 03

Leland D. Watts

Davidson County DEEDWARR
Recvd: 08/27/03 15:33 2pgs
Fees:13.00 Taxes:351.50

20030827-0124688

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 Leland D. Watts

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 at Nashville, Tennessee, this 15th day of August 20 05

Commission expires 1/29/05

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public