Davidson County DEEDWARR
Recvd: 08/28/03 11:25 2pgs
Fees:13.00 Taxes:602.73
20030828-0125135

WARRANTY DEED

B-CTX-03-0210

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-3-07

(AFFIX SEAL)

LAURA SHOFNER NOTARY PUBLIC LARGO DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew D. McVay	CTX Mortgage Company, LLC	
210 South 11th Street	(NAME) 801 - 94th Avenue North	83-13-11
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAN EATON D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW D. MCVAY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 204 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for said County.

Said part of Lot No. 204 fronts 40 feet on the westerly side of South 11th Street (formerly Smith Avenue), and runs back 185.8 feet on the Southerly line and 184 feet more or less on the northerly line to an alley measuring 40 feet thereon.

Being the same property conveyed to Dan Eaton d/b/a Vintage Builders by Deed dated January 31, 2003 and filed for record on February 3, 2003 in Instrument Number 20030203-0014479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 210 South 11th Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of August, 2003.

Dan Eaton d/b/a Vintage Builders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Shauna Daniels, a Notary Public within and for said County and State aforesaid, personally appeared Dan Eaton, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the owner of Vintage Builders, the within named bargainor, and that he as such owner being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Vintage Builders, by the said Dan Eaton.

Witness my hand and official seal at
on this the 22nd day of August, 2003.

Shauna Daniels
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEP. 25, 2004

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903