Davidson County DEEDWARR
Recvd: 09/03/03 08:41 2pgs
Fees:13.00 Taxes:306.73

20030903-0127246

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 615-308-61031

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 82,900.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2003.

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose R. Galvez	CTX Mortgage Company	42-7A-46
833 Heritage Circle	P. O. Box 199000	
Madison, TN 37115	Dallas, TX 75219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary R. Broussard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose R. Galvez, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Revised Phase Two, Heritage Square, of record in Plat Book 5200, Page 318 as revised in Plat Book 5200, Page 378, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary R. Broussard by deed from Shauna K. Norris and husband, John Migliorato dated 4/3/95 and recorded 8/5/95 of record in Book 9638, Page 506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 833 Heritage Circle, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of August, 2003.

Gary R. Broussard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary R. Broussard , with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 22nd day of August, 2003.

Notary Public

My Commission expires 05/28/06

