03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $99,250.00

Patricia D Sergeant
Affiant

Subscribed and sworn to before me, this 21st day of October, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 10/23/03 14:42 2pgs
Fees:13.00 Taxes:367.23
20031023-0156990

Address of New Owner:	Send Tax Bills to:	Tax Information
Patricia D. Sergeant	CTX Mortgage Company	83-5-9
1019 Seymour Avenue	216 Centerview Dr. #233	
Nashville TN 37206	Brentwood, TN 37027	

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, William Harper, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia D. Sergeant, 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 the 11th Civil District of Davidson County, Tennessee, being Part of Lot No. 6 in the division of The Estate of John Hobson, dedeased of record in Minute Book "L", Page 363, Register's Office for said County being more particularly described as follows.

Beginning in the center of Seymour Avenue 973 feet easterly from the easterly margin of McFerrin Avenue; thence northwardly and parallel with McFerrin Avenue 179 feet to a point; thence at right angles and parallel with Seymour Avenue eastwardly 50 feet to the northwest corner of the lot conveyed to Ethel Wright by deed from C. W. Russell, of record in Book 712, Page 239, Register's Office for said County; thence with Wright's west line southwardly 179 feet to the center of Seymour Avenue; thence westwardly with the center of said avenue 50 feet to the beginning. Also included in this conveyance is a Joint Driveway Easement of record in Instrument No. 20030226-0025698.

Being the same property conveyed to William Harper by deed from John F. Lewis, of record in Instrument No. 20030226-0025700, 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 1019 Seymour 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, 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 21st day of October, 2003.

William Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 21st day of October, 2003.

Notary Public

My Commission expires 03/14/05