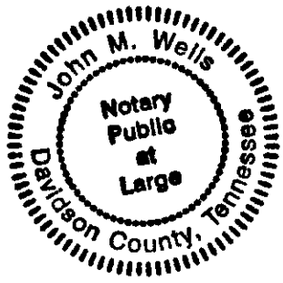
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 9/22/2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Starling Sellers (NAME)	CTX Mortgage Company, L.L.C. (NAME)	172-9-A-47CO
6364 Banbury Station (ADDRESS)	2828 North Harwood (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 75201-1516 (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, Carla E. Wells, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Starling Sellers and husband, Alexander H. Sellers, III

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:

Land in Davidson County, TN, BEING Lot No. 47 on the Plan of The Final Plat, Section Two, Banbury Crossing, of record in Plat Book 9700, pages 605 through 609, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carla E. Wells, by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, of record in Book 11182, page 445, Register's Office for Davidson County, TN.

Edward W. Wells joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Carla E. Wells.

This conveyance is subject to the following: Taxes for the year 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4148, page 261, as amended in Book 4693, page 691; Declaration of Covenants, Conditions and Restrictions of record in Book 10369, page 48, as amended in Book 10962, page 516, Book 11218, page 180, Instrument No. 20010523-0053234 and Instrument No. 20030728-0105031; By-Laws of record in Instrument No. 20020610-0070239; Plan of record in Plat Book 9700 pages 605 through 609; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 6364 Banbury Station, Brentwood, TN 37027
(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 31st day of October, 2003

Carla E. Wells

Edward W. Wells

Davidson County DEEDWARR
Recvd: 11/05/03 14:05 2pgs
Fees:13.00 Taxes:1110.00

20031105-0162478

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla E. Wells and Edward W. Wells

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October 2003.

Commission expires 9/24/05

MARSHA J. RAGSDALE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: SEPT. 24, 2005

Notary Public

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 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 _____, _____.

My commission expires _____

_____
Notary Public