Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County
Recvd: 11/13/03 10:15
Fees:13.00 Taxes:402.89

20031113-0165993

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $108,888.00

Affiant

Subscribed and sworn to before me, this 30 day of October 2003.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacy K. Gilbert	CTX Mortgage Company	61-16/56
1337 Cardinal Dr.	3100 West End Ave. Suite 1020	
Nashville, TN 37216	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Roxie Ann Burkeen hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Stacy K. Gilbert and Manuel M. Cuevas as joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being parts of Lot Nos. 21 and 22, in Block "A", on the Plan of Greenland Estates Subdivision, as shown on plat of record in Plat Book 974, page 13, in the Register's Office for ~~X~~ Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.Said parts of lots front together 75 feet on the northeasterly side of Martha Street, now Cardinal Drive, and run 175 feet on the northwesterly line and 175.1 feet on the southwesterly line to a dead line in the rear on which they measure 67.5 feet.

Being the same property conveyed to J.W. Burkeen and wife, Roxie Ann Burkeen by Deed of record in Book 2740, Page 503, Register's Office for Davidson County, Tennessee. J. W. Burkeen is now deceased and Roxie Ann Burkeen is the surviving spouse.

This conveyance is made subject to the following: 1) The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured. 2) Rights or claims of parties in possession not shown by the public records. 3) Easements, or claims of easements, not shown by the public records. 4) Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey should show. 5) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. 6) Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 61-16/56 7) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. 8) All matters shown on Plat recorded in Book 974, page 13.

This property is improved property known as 1337 Cardinal Dr., Nashville, Tennessee 37216

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of October, 2003.

Roxie Ann Burkeen
Roxie Ann Burkeen

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 Roxie Ann Burkeen , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2003.

Amy Cross Nance
Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

FILE NO: 04142