After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 12/01/03 14:25 2pgs
Fees:13.00 Taxes:825.30
20031201-0172689

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of November, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: ~~My Commission Expires~~ JULY 30, 2005

Address New Owner As Follows:
Laura Turk Levine
1205 Brenner Drive
Nashville, TN 37221

Send Tax Bills To:
CTX Mortgage Co.
P.O. Box 19000
Dallas, TX 75219

Map-Parcel Number
141-12B-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. CARROLL AND WIFE, KAREN J. CARROLL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LAURA TURK LEVINE**, [redacted], hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Southampton, Phase 3, as of record in Plat Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Carroll and wife, Karen J. Carroll by deed from Philip C. Teague and wife, Mary Pat Teague, of record in Book 10775, page 899, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6120, page 450, as amended in Book 6231, page 63, Register's Office for said County.

This is improved property known as 1205 Brenner Drive, Nashville, TN 37221.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, hers heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of November, 2003.

JOHN A. CARROLL

KAREN J. CARROLL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN A. CARROLL AND WIFE, KAREN J. CARROLL,** with whom I am personally acquainted (or proven 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, at office, this 26th day of November, 2003.

Notary Public

My Commission Expires: 9/24/2005