RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2003

Notary Public

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

MY COMMISSION EXPIRES _____

File No. G3-9875D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janice J. Birdsong, a single woman (NAME)	CTX Mortgage Company (NAME)	60-2-120
3120 Meadowside Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 199077 (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75219-9077 (CITY)(STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/29/03 11:47 2pgs
Fees:13.00 Taxes:342.25

20031229-0183081

FOR AND IN 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, Dorothy May Jensen Moore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice J. Birdsong, a single woman, 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:

Being Lot No. 91 on the Plan of Parkwood Estates, Section I, as of Record in Book 2900, pages 119 and 120, Register's Office for Davidson County, Tennessee.

Said lot fronts 70 feet on the southerly side of Meadowside Lane and runs back 128.9 feet on the easterly line and 131.8 feet on the westerly line to a dead line, which is a broken line, on which it measures 103.6 feet.

Being the same property conveyed to Vera D. Jensen and Ada R. Jensen, a joint tenants, with the right of survivorship, by Deed of Record in Book 3432, Page 159, Register's Office for Davidson County, Tennessee. Ada R. Jensen having since died, vesting sole ownership in Vera D.. Jensen as surviving tenant by the entirety. Vera D. Jensen having since died and Dorothy May Jensen having been the devisee of the property by the Last Will and testament of Vera Dagmar Jensen. This Last Will and Testament having been made a matter of record in the Probate Court of Davidson County, Tennessee as File No. 03P1128.

Subject to any and all plats, easements, restrictions, and other matters of record.
The current year's taxes have been prorated and have been paid by the Grantor herein. 2004 taxes to be paid by Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 3120 Meadowside Lane, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 12th day of December, 2003.

Dorothy May Jensen Moore

Dorothy May Jensen Moore

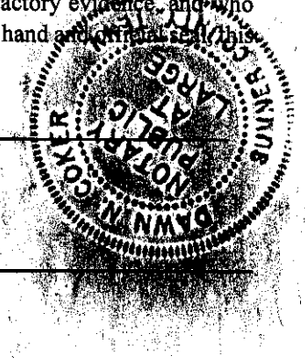
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Dorothy May Jensen, Moore the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 12th day of December, 2003.

Commission expires 1-18-06

Dawn M Coker
Notary Public



STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2003.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2003.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282