FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 20 03

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beamon C. Lawrence (NAME)	CTX Mortgage Company (NAME)	MAP 72-11
2420 Branch Street (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL 113
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, TX 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, Angela Ostine f/k/a Angela Y. Harris and husband Marion Ostine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beamon C. Lawrence and Sharon L. Lawrence , as joint tenants with right of survivorship

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, Tennessee, being the northerly part of Lots Nos. 156, 157, and 158 and a part of Lakota Avenue (now closed) on the Map showing subdivision of the Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for said County.

Beginning at a point in the easterly margin of Branch Street, formerly McKinney Avenue, said point being 20 feet north of the southerly margin of Lakota Avenue (now closed), 205 feet more or less, to the westerly margin of Martha Street; thence south with the margin of said Martha Street 20 feet; thence west with the south margin of Lakota Avenue (now closed), 60 feet to the common corner of Lots Nos. 159 and 158; thence south with the line between said lots, 85 feet to a point; thence in a westerly direction, 150 feet, more or less, to the easterly margin of Branch Street; thence north with said margin 105.1 feet to the beginning.

BEING the same property conveyed to Angela Y. Harris by deed from First Tennessee Bank National Association, of record in Book 9578, Page 929, dated January 23, 1995, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 2420 Branch Street, Nashville, TN 37216
(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 December, 20 03

Angela Ostine

Marion Ostine

Davidson County DEEDWARR
Recvd: 01/02/04 14:20 2pgs
Fees:13.00 Taxes:317.46

20040102-0000709

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 Angela Ostine, f/k/a Angela Y. Harris and husband, Marion Ostine

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 Nashville, Tennessee, this 31st day of December 2003

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 332, Page 136 and 137, said Register's Office.