Return to: First Title and Escrow Company, Inc
Box 9B File Number 22326

# WARRANTY DEED

G-TCH-04-5021

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2004

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew G. Yonker | CTX Mortgage Company, LLC | |
| 5021 Ashley Drive | P.O. Box 199113, | 161-2-80 |
| Nashville, Tennessee 37211 | Dallas, Texas 75219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUSTIN COREY WILLIAMS AND WIFE, ANNA E. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW G. YONKER AND WIFE, MARY ALLISON YONKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 45 on the Plan of McMurray Hills, as of record in Plat Book 3700, page 5, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 45 fronts 80 feet on the westerly side of Ashley Drive, and runs back 149.3 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear on which it measures 69 feet.

Being the same property conveyed to Justin Corey Williams and wife, Anna E. Williams by Warranty Deed from Robert P. Baird and wife, Margaret E. Baird dated December 17, 1997 and filed for record on December 22, 1997 in Book 10730, Page 332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 3700, page 5; Book 9280, page 768 and Book 3882, page 846, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 5021 Ashley Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 27th day of February, 2004.

Justin Corey Williams

Anna E. Williams

Davidson County DEEDWARR
Recvd: 03/04/04 11:46 2pgs
Fees:13.00 Taxes:490.25

20040304-0024565

STATE OF Tennessee
COUNTY OF Davidson

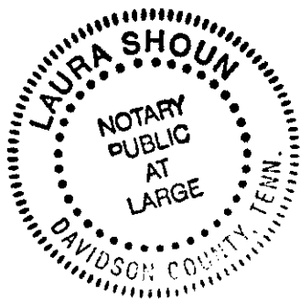
I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Justin Corey Williams and wife, Anna E. Williams personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of February, 2004.

Notary Public

My Commission Expires: 5/30/04

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903