BOX 2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2004

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2005~~ 3-1-08 RM
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 03/22/04 10:13 2pgs
Fees:13.00 Taxes:610.50

20040322-0031883

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER LYNN KARLS (NAME)	CTX MORTGAGE (NAME)	104-5-24
3802 MURPHY ROAD (ADDRESS)	P. O. Box 199113 (ADDRESS)	
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, WAYNE P. MCDONALD, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HEATHER LYNN KARLS, UNMARRIED 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. 12 ON THE PLAN OF WEST GROVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 12 FRONTS 50 FEET ON THE NORTHERLY SIDE OF MURPHY ROAD AND RUNS BACK BETWEEN PARALLEL LINES 164.4 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WAYNE P. MCDONALD FROM FIRST AMERICAN TRUST COMPANY, JOEL O. CHEEK AND CHARLES J. KINCAID, CO-EXECUTORS OF THE ESTATE OF JOHN FLEMING, OF RECORD IN BOOK 8200, PAGE 234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

THE SUBJECT PROPERTY WAS NEVER USED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

unimproved ( )
This is improved (X) property, known as 3802 MURPHY ROAD, NAHSVILLE, TN 37209
(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 day of

Wayne P. McDonald

WAYNE P. MCDONALD

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 WAYNE P. MCDONALD

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12TH day of March 2004.

Commission expires May 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

My commission expires _____

Notary Public