File #200450066

Davidson County DEEDWARR
Recvd: 04/01/04 15:29 2pgs
Fees:13.00 Taxes:469.90

20040401-0036935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason J. Cregan	CTX Mortgage Company,LLC	Map 97-13-0
(NAME) PLS DE. 129 813 Norwalk ~~Court~~ Dr.	(NAME) P.O. Box 199114	Parcel 018.00
(ADDRESS) Nashville TN 37214	(ADDRESS) Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PATRICK L. SIMPSON AND WIFE, STEPHANIE C. SIMPSON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JASON J. CREGAN, UNMARRIED,** hereinafter called the GRANTEE, his 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 all of Lot No. 129, on the Plan of Section Two, Larchwood, as shown by plat appearing of record in Plat Book 5200, Page 57 and amended in Plat Book 5200, Pages 207 and 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patrick L. Simpson and wife, Stephanie C. Simpson by Warranty Deed dated July 15, 1998 of record in 11029, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictive Covenants of record in Book 5479, Page 443 and as revised in Book 5681, Page 532 and as amended in Book 5688, Page 696 and revised in Book 6011, Page 130, any and all matters shown on plat of record in Plat Book 522, Page 57 and amended in Book 5200, Pages 207 and 208; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as PLS DE. 129 813 Norwalk ~~Court~~, Nashville, TN 37214
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 30th day of March, 2004.

Patrick L. Simpson

Stephanie C. Simpson

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Patrick L. Simpson and wife, Stephanie C. Simpson who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite J-C
Hermitage, TN 37076