03

Realty Title 48-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**P. O. Box 1369**
**Brentwood, TN 37024**

Davidson County DEEDWARR
Recvd: 04/30/04 10:16 2pgs
Fees:13.00 Taxes:569.80

20040430-0049184

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is $154,000.00**

Tangie A. Scarlett
**Affiant**

**Subscribed and sworn to before me, this 22nd day of April, 2004.**

**Notary Public**
**My commission expires: 03/14/05**

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Tangie A. Scarlett | CTX Mortgage Company | 150-02 395 |
| 1232 Charlton Drive | P. O. Box 199000 | |
| Antioch TN 37013 | Dallas, TX 75219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joann Grooms, unmarried, and Barbara L. Grooms, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tangie A. Scarlett, hereinafter called the Grantees, their successors 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 Lot No. 5, on the Plan of Percy Priest Meadows, Section Three, of record in Book 6250, Page 856, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joann Grooms and Barbara L. Grooms by deed from Don L. Goad and wife, Martha C. Goad, of record in Instrument No. 20000509-0047078, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1232 Charlton Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

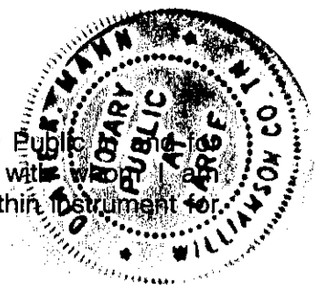
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22nd day of April, 2004.

Joann Grooms

Barbara L. Grooms

STATE OF TENNESSEE
COUNTY OF DAVIDSON




Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joann Grooms and Barbara L. Grooms, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 22nd day of April, 2004.

Notary Public

My Commission expires 03/14/05