STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 178,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2004.

Notary Public: Johnna L. Smith

My Commission Expires: 09/22/07

Davidson County DEEDWARR
Recvd: 06/23/04 09:35 2pgs
Fees:13.00 Taxes:660.45
20040623-0074305

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ann Joyner Husband 1405 Cliften Lane Nashville, TN 37215	CTX Mortgage Company, LLC 801-94th Avenue North St. Petersburg, FL 33702	117-12-42

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James J. Mrotek and Karen Mrotek, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ann Joyner Husband, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 29 on the plan of Hawthorne Subdivision, of record in Book 1424, Page 22, Register's Office for said County,

SAID Lot No. 29 fronts 70 feet on the Southerly margin of Clifton Avenue and extends back 169.5 feet on the Easterly line and 172 feet on the Westerly line to a dead line in the rear, measurning 70 feet thereon.

BEING the same property conveyed to James J. Mrotek and spouse, Karen Mrotek by Warranty Deed from J. L. Raney and wife, Zella Raney dated March 6, 1990 and recorded Marche 7, 1990, in Book 8059, Page 697, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: **1405 Cliften Lane, Nashville, TN 37215**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 21st day of June, 2004

James J. Mrotek

Karen Mrotek

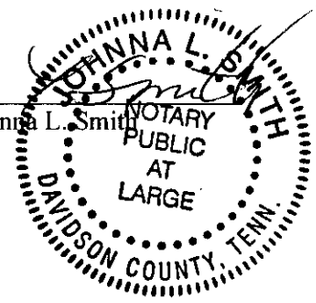
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James J. Mrotek and Karen Mrotek, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of June, 2004.

Commission Expires: 09/22/07

Notary Public: Johnna L. Smith



This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075