WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2004

Notary Public:

MY COMMISSION EXPIRES: 3/3/05
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/17/04 10:48 2pgs
Fees:13.00 Taxes:442.15
20040917-0112128

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Terry A. Singleton	CTX Mortgage Company	Map 62
4023 Moss Rose Dr.	2828 North Harwood	Group 13
Nashville, TN 37216	Dallas, TX 75201	Parcel 105

FOR AND IN 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

Robert M. Regan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Terry A. Singleton, married
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:

Land in Davidson County, Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Lot No. 1 on the Map of Moss Rose Heights Subdivision as of record in Book 1424, Page 109, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Moss Rose Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots westerly 200 feet to the East line of Lot 29; thence with the line between Lots 1 and 29, northerly 117 feet to the South margin of Claypool Avenue; thence with the margin of the same easterly 15.9 feet to a concrete monument; and continuing with the margin of the same easterly 173.44 (163.44 per plan) feet to the beginning of a curve; thence around said curve southeasterly 31.13 feet to the margin of Moss Rose Drive, thence with the margin of the same southeasterly 80.3 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE, is a portion of the above described property conveyed to Gerald W. McLaughlin and wife, Neil A. McLaughlin, by deed dated February 1, 1955, from Chester D. Boyles and wife, Marjory S. Boyles as of record in Book 2395, Page 316, Register's Office for Davidson County, Tennessee, and described as follows:

Being the westerly part of Lot No. 1 on the Map of Rose Heights Subdivision, Section II, extended as of record in Book 1424, Page 109, Register's Office for Davidson County, Tennessee.

Said part of said lots front 17 feet on the south side of Claypool Avenue and runs back between lines 117 feet on the west line and 117 feet, more or less on the east line to the north of Lot No. 2 on which it measures 8 feet.

BEING the same property conveyed to Robert M. Regan by deed from Danna L. Strong, of record in Instrument 20020319-0033935, dated March 7, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 109; and (3) Miscellaneous easements and intrusions of record in Book 1424, Page 109, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4023 Moss Rose Dr., Nashville, TN 37216

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 15th day of September, 2004.

Robert M. Regan

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 Robert M. Regan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2004.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.