WARRANTY DEED

B-CTX-04-3214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 11-24-07

CARRIE ANN GLOVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Robert David King, unmarried	CTX Mortgage Company	
3214 Trails End Lane (ADDRESS)	(NAME) 801 94th Avenue North (ADDRESS)	108-8-212
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANA C. HUNT, NOW KNOWN AS, DANA GRAVES, A MARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT DAVID KING, UNMARRIED AND FRANCISCA A. BROWN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 243 B on the Plan of Zone Lot Division of Lots 241, 242 and 243, Section 2, Larchwood, of record in Plat Book 5800, Page 195, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dana C. Hunt, now known as Dana Graves by Deed dated February 24, 1998 and filed for record on February 26, 1998 in Book 10811, Page 957, Register's Office for Davidson County, Tennessee.

Service Drive Easements of record in Deed Book 5980, Page 311; Water Main Easement of record in Book 5626, Page 823 and Book 5728, Page 472; Sanitary Sewer Easement of record in Book 5626, Page 833 and Book 5728, Page 449 & 453; Sanitary Sewer/Storm Drainage Easement of record in Book 5699, Page 230, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 5479, Page 443, Book 5681, Page 532, Book 5688, Page 696, Book 6011, Page 130 and Book 6079, Page 236, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Spouse of Grantor hereby joins in this conveyance for the purpose of conveying any and all marital interest in said property.

The spouse of Dana Graves has never occupied this residence, therefore there is no need for the spouse to execute this Instrument.

unimproved ( )
This is improved (X) property, known as 3214 Trails End Lane, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of August, 2004.

Dana C. Hunt, now known as
Dana Graves
Dana Graves, a married woman

Davidson County DEEDWARR
Recvd: 09/20/04 07:57 2pgs
Fees:13.00 Taxes:299.70

20040920-0112470

STATE OF Tennessee

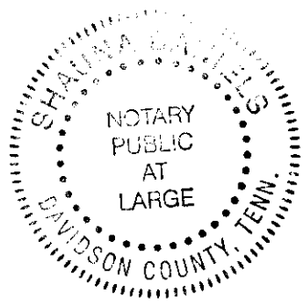
COUNTY OF Davidson

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Dana C. Hunt, now known as, Dana Graves, a married woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903