Davidson County DEEDWARR
Recvd: 10/06/04 11:03 2pgs
Fees:13.00 Taxes:960.71

20041006-0120392

WARRANTY DEED

G-CD-04-0120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,650.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/17/07

(AFFIX SEAL)

JEAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

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
Daryl Evans	CTX MORTGAGE COMPANY	
120 Hampton Place (ADDRESS)	801 - 94TH AVE NORTH (ADDRESS)	117-07-C-120 CO
Nashville, Tennessee 37215 (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 BENJAMIN S. KLINE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARYL EVANS AND WIFE, FELICIA EVANS, 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 UNIT NO. 120 ON THE PLAN OF HAMPTON PLACE TOWNHOMES OF RECORD IN PLAT BOOK 5200, PAGE 421, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HAMPTON PLACE TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5891, PAGE 897, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN S. KLINE BY WARRANTY DEED FROM DIXIE C. SALINAS AND HUSBAND, SERGIO SALINAS, RECORDED THE 29TH DAY OF JANUARY, 1999 IN DEED BOOK 11317, PAGE 757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5891, page 897; Book 5891, page 897; Book 5894, page 756; Book 7570, page 314; Book 7866, page 388; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 120 Hampton Place, Nashville, Tennessee 37215
(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 September, 2004.

Benjamin S. Kline

STATE OF Tennessee
COUNTY OF Davidson

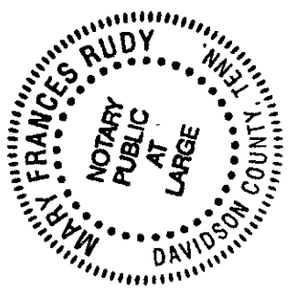
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin S. Kline, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

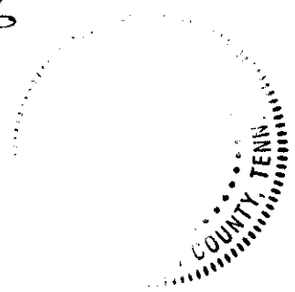
Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903