WARRANTY DEED

SUMMIT-PT-04-725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/25/07
(AFFIX SEAL)

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer D. Booth	CTX Mortgage Company, LLC.	
725 Yowell Avenue	(NAME) 2828 North Harwood	52-2-24
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Dallas, TX. 75201-1516	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we PEGGY D. BOSS AND JAMES W. PATTERSON, BOTH UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JENNIFER D. BOOTH, AN UNMARRIED WOMAN

, hereinafter called the Grantees, 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. 16 and the westerly half of Lot No. 15, of Block "G", on the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for said County. Said Lot No. 16 and said part of Lot No. 15 front together 75 feet on the northerly side of Yowell Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Peggy D. Boss and James W. Patterson, both unmarried, by Deed from Kevin Lewin, unmarried, dated June 26, 1998, of record in Book 11009, page 141, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 725 Yowell Avenue, Madison, Tennessee 37115
(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 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/our hand(s) this 30th day of September, 2004.

Peggy D. Boss

James W. Patterson

Davidson County DEEDWARR
Recvd: 10/08/04 12:27 2pgs
Fees:13.00 Taxes:295.00

20041008-0121984

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelby V. Street, a Notary Public in and for said County and State, the within named Peggy D. Boss and James W. Patterson, 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 at Brentwood, Tennessee, this 30th day of September, 2004.

My Commission Expires: 11-13-07

Shelby V Street
Notary Public

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

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

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800