WARRANTY DEED

G-CTX-04-3556

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,250.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

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
Kylee M. Spencer	CTX Mortgage Company	
3556 Greenwood Drive	(NAME) 3100 Mckinnon, St. 3rd Floor	
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Dallas, TX 75201	86-14-B-112 CO
(CITY) (STATE) (ZIP)	(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 RICHARD AMES AND WIFE, CANDY AMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KYLEE M. SPENCER AND HUSBAND, WILLIAM C. SPENCER, 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:

Lot 62, FLEETWOOD SUBDIVISION, PHASE TWO Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 738, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from David M. Smythe, as Substitute Trustee to Richard Ames and wife, Candy Ames as recorded on the 6th day of October, 2004, in Instrument No. 20041006-0120724; Warranty Deed from David S. Gatlin to Wade S. Mitchell and wife, Sherry B. Mitchell as recorded on the 7th day of June, 1993 in Book 8973, Page 818, 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 6900, page 225; Book 6900, page 738; Book 7170, page 987; Book 7940, page 565; Book 7114, page 370; and Book 7107, page 408, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3556 Greenwood Drive, Hermitage, Tennessee 37076
(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 17th day of December, 2004.

Richard Ames

Candy Ames

Davidson County DEEDWARR
Recvd: 12/22/04 12:25 2pgs
Fees:13.00 Taxes:544.83
20041222-0152176

STATE OF Tennessee
COUNTY OF Davidson

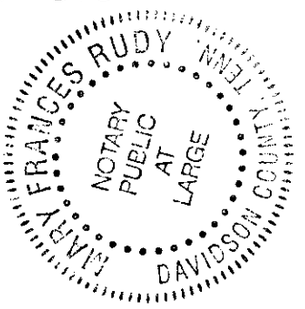
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Ames and Candy Ames, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 17th day of December, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903