Davidson County DEEDWARR
Recvd: 01/03/05 09:41 2 pgs
Fees:13.00 Taxes:499.50

20050103-0000228

WARRANTY DEED

G-TRA-04-1812

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES 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
William L. Maguire	CTX Mortgage Company, LLC	
1812 Lischey Avenue (ADDRESS)	3100 McKinnon Street, 3rd Floor (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	71-8-269

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 KATHRYN D. CROW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM L. MAGUIRE, 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 38 and 39, T.W. CRUTCHER'S SUBDIVISION OF TRINITY HEIGHTS, as shown on plat of record in Plat Book 332, Page 4, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

*an unmarried man

Being the same property conveyed to Kathryn D. Crow by Special Warranty Deed from NationsBanc Mortgage Corporation, recorded the 14th day of December, 1993 in Deed Book 9185, Page 575, 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.

unimproved ( )
This is improved (X) property, known as 1812 Lischey Avenue, Nashville, Tennessee 37207
(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 23rd day of December, 2004.

Kathryn D. Crow

JOSEPH PAGETTA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn D. Crow and Joseph Pagetta, 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 23rd 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