WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/05 11:31 2 pgs
Fees:13.00 Taxes:814.20

20050210-0015495

G-CTX-05-1006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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
Haley Stewart	CTX Mortgage Company, LLC	
1006 9th Avenue North, Unit E-1 (ADDRESS)	801 94th Avenue North (ADDRESS)	82-13A-12.00 CO
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	82-13A-12.00 CO.

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 BARBARA JOHNSON WIDOWED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HALEY STEWART UNMARRIED AND DONNY STEWART, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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. E-1, ROW 8.9 CONDOMINIUMS, AS SHOWN ON PLAT OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF A PORTION OF LOTS NO. 5 & 93 OF BALCH & WHITESIDE'S ADDITION TO NASHVILLE OF RECORD IN INSTRUMENT NO. 20020718-0086526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; DESCRIBED IN THE MASTER DEED AND BY-LAWS OF RECORD AS INSTRUMENT NO. 20011121-0128062, AMENDED IN INSTRUMENT NO. 20021212-0153656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BEING THE SAME PROPERTY CONVEYED TO BARBARA JOHNSON BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED THE 21ST DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030321-0037710, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BARBARA JOHNSON BY WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED THE 21ST DAY OF MARCH, 2003 IN INSTRUMENT NO. 20030321-0037710, 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 in Plat Instrument Number 20020718-0086526; Book 9183, page 130; Book 11625, page 280; Instument Number 20020425-0051069; Instrument Number 20011121-0128062; Instrument Number 20021212-0153656; Instrument Number 20011130-0131873; Book 6120, page 475, in the Register's Office, Davidson County, Tennessee.

**Said property is not the principal residence of Donny Stewart.

unimproved ( )
This is improved (X) property, known as 1006 9th Avenue North, Unit E-1, Nashville, Tennessee 37208
(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 7th day of February, 2005.

Barbara Johnson
Barbara Johnson

STATE OF Tennessee
COUNTY OF Davidson

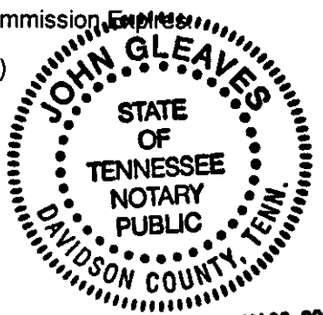
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 7th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903