WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/05 15:49 2 pgs
Fees:13.00 Taxes:330.29

20050301-0022610

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,267.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: AT LARGE 6-26-2005

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Flanigan (NAME)	CTX Mortgage Company, LLC (NAME)	MAP 147-14
6040 Woodland Hills Drive (ADDRESS)	2828 North Harwood (ADDRESS)	PARCEL 40
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, Texas 75201-1516 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Creager Joint Revocable Living Trust Agreement U/A/D Dec.2,1994

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew J. Flanigan and wife, Katherine A. Flanigan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 32, Plan of Whispering Hills, Section I, of record in Book 2331, Pages 82-84, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to J. R. Creager, Jr. and wife, Fannie Bea Creager, Trustee(s) U/A/D Dec. 2, 1994 (both now deceased) by deed from John R. Creager, Jr., Individually of record in Book 9539, Page 672, Register's Office, Davidson County, Tennessee. Jim Hodge a/k/a James Hodge was appointed Successor Trustee, on February 19, 2004, of the Creager Joint Revocable Living Trust Agreement U/A/D Dec. 2, 1994.

This conveyance is subject to a public utility easement, utility anchor easement and minimum building setback line of record in Book 2331, Pages 82-84, said Register's Office.

This is the same description as in previous deed of record.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

unimproved ( )
This is improved (X) property, known as 590 Highcrest Drive, Nashville, TN 37211
(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 hand this 23rd day of February, 2005

Creager Joint Revocable Living Trust Agreement U/A/D Dec.2,1994

By:

Jim Hodge, Successor Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jim Hodge as Successor Trustee of Creager Joint Revocable Living Trust Agreement U/A/D Dec. 2, 1994, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Successor Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

DIXIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY