WARRANTY DEED

G-CTX-05-3040

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

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

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
Debra L. Vann	CTX Mortgage Company	
3040 Casa Drive (ADDRESS)	801 94th Avenue North (ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	108-03-99.00

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 RODERICK AGEE AND OMEKA AGEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBRA L. VANN, 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:

*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102B, ZONE LOT DIVISION, LOT NOS. 42-48 AND 102-107, SECTION 5, PATIO VILLA, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 5200, PAGE 686, AMENDING PLAT BOOK 5200, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RODERICK AGEE AND OMEKA AGEE BY CASH DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED THE 3RD DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041103-0132859, 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 Book 5200, page 633; Book 5200, page 686; Book 5200, page 748; Book 6199, page 70; in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3040 Casa Drive, Nashville, Tennessee 37214
(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 31st day of March, 2005.

Roderick Agee

Omeka Agee

Davidson County DEEDWARR
Recvd: 04/04/05 15:39 2 pgs
Fees:13.00 Taxes:234.95

20050404-0036568

STATE OF Tennessee
COUNTY OF Davidson

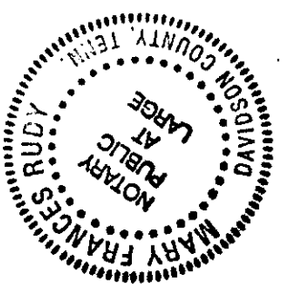
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roderick Agee and Omeka Agee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 31st day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903