| | |
|---|---|
|  | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$159,520.00.**<br>Affiant<br>Subscribed and sworn to before me, this the 12th day of April, 2005.<br>Notary Public<br>My commission expires: 3-1-08<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Dawn Sims** | **CTX Mortgage Company** | 151-9-B-33 |
| **5216 Sunsail Drive** | **350 Highland Drive** | Davidson County DEEDWARR<br>Recvd: 04/14/05 11:10 2 pgs<br>Fees:13.00 Taxes:590.22 |
| **Antioch, TN 37013** | **Lewisville, TX 75067** | 20050414-0041654 |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Centex Homes, a Nevada General Partnership**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Dawn Sims**

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:

**Land in Davidson County, Tennessee, being Lot No. 33 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 200412020143540, a revision of Instrument # 200410200126312, Register's Office for Davidson County, Tennessee.**

**Being a part of the same property conveyed to Centex Homes, a Nevada General Partnership, by Warranty Deed from Erol Genca and Pong Moon Chang, dated April 1, 2004 and of record as Instrument No. 20040407-0039713, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **5216 Sunsail Drive, Antioch, TN 37013**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 12th day of April, 2005.

**Centex Homes, a Nevada General Partnership by Centex Real Estate Corporation, its managing General Partner**

By:_____

**CORPORATION**
**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership** the within bargainor, and corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Centex Homes** as **of Centex Real Estate Corporation, managing general partner of Centex Homes, a Nevada general partnership.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **12th** day of **April, 2005.**

**Notary Public**

**My Commission Expires:** 3-1-08

RITA MANGRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN