Davidson County DEEDWARR
Recvd: 05/05/05 08:07 2 pgs
Fees:13.00 Taxes:1320.90

20050505-0050284

WARRANTY DEED

B-GWEN-05-328

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE FRANCES RUDY 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:	PARCEL NUMBERS
Abdul Ata	CTX Mortgage Company	
4817 Redcastle Ridge	(NAME) 801 94th Avenue North	172-14-0-B 056.00 CO
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JAMES F. BURNS AND NICOLE MOORE BURNS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABDUL ATA AND WIFE, RAHIMA ATA, 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 LOT NO. 56 ON THE PLAN OF WINFIELD PARK, PHASE 2, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS INSTRUMENT NO. 200008040077802 REVISED IN INSTRUMENT NO. 20010313-0024104, OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES F. BURNS AND WIFE, NICOLE MOORE BURNS BY WARRANTY DEED FROM DAVID F. BAIRD AND WIFE, SUSAN K. BAIRD, RECORDED ON SEPTEMBER 12, 2003 IN INSTRUMENT NO. 20030912-0134211, 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 4817 Redcastle Ridge, Nashville, Tennessee 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 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 28th day of April, 2005.

James F. Burns

Nicole Moore Burns

STATE OF Tennessee
COUNTY OF Davidson

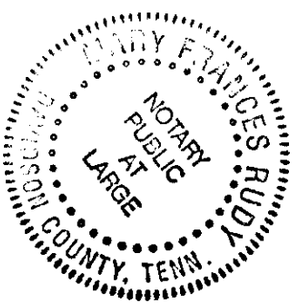
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jame F. Burns and Nicole Moore Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 28th day of April, 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