Davidson County DEEDWARR
Recvd: 05/11/05 09:27 2 pgs
Fees:13.00 Taxes:450.29

20050511-0053052

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $121,700.00

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Affiant

Subscribed and sworn to before me, this 9th day of May, 2005.

Notary Public
My commission expires: 02/24/08

06-0504-71712

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven T. Klein	CTX Mortgage Company	87-5-A/14.00
5903 Colchester Drive	801-94th Avenue North	
Hermitage TN 37076	St. Petersburg, FL 33702	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L.Deatrick, Jr.,** unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steven T. Klein**, unmarried, hereinafter called the Grantees, their successors 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. 14, on the Plan of Farmingham Woods, Phase 1, of record in Plat Book 7900, Page 228, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James L. Deatrick, Jr., by Substitute Trustee's Deed from Mary K. Alissandrators, Substitute Trustee, dated 3-15-2005 and recorded 3-22-2005, of record in Instrument No.20050322-0031130, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5903 Colchester Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9 day of May, 2005.

James L. Deatrick, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James L. Deatrick, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 9 day of May, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.