WARRANTY DEED

PREPARED BY & RETURN TO:

PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$271,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CUMBERLAND TITLE, 216 CENTERVIEW DRIVE, SUITE 139, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nan R. Berrian	**CTX MORTGAGE COMPANY, LLC**	**Map 171-030-A**
(NAME)	(NAME)	
1301 Fort Sumter Place	**3100 McKinnon, Corp. 2nd Fl.**	**Parcel 167.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Dallas, TX 75201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 16th day of May, 2005, by and between LISA L. BRADFORD, party of the first part, and NAN R. BERRIAN, unmarried, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land of Davidson County, Tennessee, being Lot No. 68 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to LISA L. BRADFORD by deed from David W. Muntsinger*, dated 5/27/2002 and filed of record in Record Book ////, page ////, Register's Office for DAVIDSON County, Tennessee.
Instrument #20020520-0061403,
Subject to Restrictions of record in Deed Book 7778, Page 843, Deed Book 8920, page 65, Deed Book 9500, page 393, and Deed Book 9860, page 840, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.
*and wife, Jana F. Muntsinger
TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

~~See Exhibit B for exceptions to title~~ N/

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

LISA L. BRADFORD

Davidson County DEEDWARR
Recvd: 05/19/05 12:27 2 pgs
Fees:13.00 Taxes:1002.70

20050519-0056646

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, personally appeared LISA L. BRADFORD, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood TN this 14 day of Jan 2005.

Commission expires: 12-4-06

Notary Public

PATTI O. MORRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.