WARRANTY DEED

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kurtis R. Ewell	CTX Mortgage Company	Map 63
1501 Aaronwood Dr.	P.O. Box 199114	Group 16-0-B
Old Hickory, TN 37138	Dallas, TX 75219-9114	Parcel 84 CO

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 acknowledged, we

Jeffrey Audrain and wife, Shelly Audrain

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kurtis R. Ewell
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:

BEING Lot No. 143, on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550, 551, and 552, and as corrected by Certificate of Correction of record in Book 7462, Page 445, and by Amendment for Name Change of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Audrain and wife, Shelly Audrain, by deed from Mark A. Mann and wife, Jeri Lynn Mann, of record in Book 8277, Page 546, said Register's Office.
Shelly Audrain and Shelly L. Audrain are one and the same person.
This conveyance is subject to Restrictions and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; Book 8336, Page 393, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Pages 550-552, as corrected in Book 7462, Page 445 and Book 8110, Page 401 and by Amendment of Name Change in Book 8181, Page 112, said Register's Office.

Power of Attorney of record in Instrument 20050608-0065223, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1501 Aaronwood Dr., Old Hickory, TN 37138

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 and assigns forever; and we do covenant with 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 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 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.

Davidson County DEEDWARR
Recvd: 06/08/05 08:32 2 pgs
Fees:13.00 Taxes:477.30
20050608-0065224

Witness our hands this 1st day of June, 2005.

Jeffrey Audrain

Shelly Audrain
By: Jeffrey Audrain, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2005.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jeffrey Audrain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Shelly Audrain as her Attorney in Fact as the free act and deed of the within named Shelly Audrain.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2005.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.