Davidson County DEEDWARR
Recvd: 08/10/05 10:01 2 pg
Fees:13.00 Taxes:555.00
20050810-0094648

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Natalie Mercer
Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007

(AFFIX SEAL)

KARA E. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

P-05-2509

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Nigel Williams	CTX Mortgage	
2509 Kanlow Dr.	(NAME) P.O. Box 199144	174-11-A-209.00CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAVERN FROSS AND IVA FROSS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NIGEL WILLIAMS, hereinafter called the Grantees, 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. 230 on the plan of Cane Ridge Farms, Phase Four, of record in Instrument No. 20030721-0100773, as corrected by Surveyor's Certificate of Correctionof record in Instrument No. 20040715-0084333, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LaVern Fross and Iva Fross, by Deed from Christopher L. Palmer, Successor Trustee, dated July 27, 2005, of record in Instrument No. 20050801-0089717, Register's Office for 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 2509 Kanlow Dr., Antioch, Tennessee 37013
(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 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.

Witness my/our hand(s) this 5th day of August, 2005.

LaVern Fross

Iva Fross

STATE OF TENNESSEE

COUNTY OF Williamson

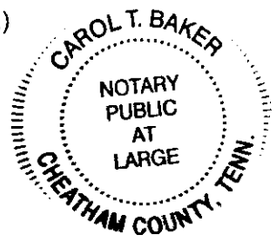
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that LaVern Fross and wife, Iva Fross personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of August, 2005.

Notary Public

My Commission Expires: 2/15/09

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800