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Realty Title 48-A

Davidson County DEEDWARR
Recvd: 09/20/05 09:23 2 pgs
Fees:13.00 Taxes:394.42
20050920-0112711

DAVIDSON COUNTY TENN DEBORAH J. COHEN NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$106,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANIELLE LAUREN	CTX Mortgage Company, LLC	**71-7-205**
(NAME)	(NAME)	
333 Edwin St.	2828 North Harwood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75201-1516	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PERFECT CIRCLE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE LAUREN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 17 in the T. W. Crutcher's Subdivision of Lot No. 3 of the White Lands, a plan of which is of record in Book 332, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Perfect Circle Properties, LLC by deed from Jeams Farrell Cowser and Randy Cowser, wife and husband, of record in Instrument #20050323-0031702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the Plan of record in Book 332, page 4, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **333 EDWIN STREET, NASHVILLE, TN 37207**
(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, her heirs 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 GRANTEE, her 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 15th day of September, 2005.

PERFECT CIRCLE PROPERTIES, LLC

BY: WALKER IGLEHEART, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WALKER IGLEHEART,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **PERFECT CIRCLE PROPERTIES, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such a member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PERFECT CIRCLE PROPERTIES, LLC,** by himself as such a member.

Witness my hand and official seal at office this 15th day of September, 2005.

My commission expires: **September 22, 2007**

Notary Public

DEBORAH J. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.