03

Realty Title 48.1+

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $179,900.00

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2006.

Notary Public
My commission expires: 7/22/2009

05-0602-62735

Address of New Owner:	Send Tax Bills to:	Tax Information
Greg Bess	CTX Mortgage Company, LLC	98-05-0-A-047
6109 Hampton Hall Way	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, Pattie Hyde Ownbey and husband, Kenneth L. Ownbey, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greg Bess, 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. 160, on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, Page 290 & 291(erroneously referenced in prior deed as Pages 290 and 391) , Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pattie H. Hyde by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation, dated 3/27/2002, of record in Instrument No. 20020404-0040838, said Register's Office. Further being the same property conveyed to Pattie Hyde Ownbey and husband, Kenneth L. Ownbey, Jr. by quitclaim deed from Pattie H. Hyde n/k/a Pattie Hyde Ownbey, dated 3-24-03, of record in Instrument No. 20030407-0045298, 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 6109 Hampton Hall Way, 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.

Davidson County DEEDWARR
Recvd: 03/14/06 12:47 2 pgs
Fees:13.00 Taxes:665.63
20060314-0029251

WITNESS my hand this 3rd day of March, 2006.

Pattie Hyde Ownbey

Kenneth L. Ownbey, Jr.

STATE OF NY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pattie Hyde Ownbey and Kenneth L. Ownbey, 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 Watertown, NY, this 3rd day of March, 2006.

MARGARET E. FARONE
No. 01FA5038818
Notary Public, State of New York
Qualified in Jefferson County
My Commission Expires 02/05/07

Notary Public

My Commission expires