WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CTX-06-2602

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Carlton	CTX Mortgage Company, LLC	
2602 Mesa Drive (ADDRESS)	(NAME) 3100 McKinnon Corp, Closing, 2nd Floor (ADDRESS)	135-16A-80.00 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIK RYAN HAMMOND AND WIFE, BONNIE HAMMOND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN CARLTON, MARRIED, hereinafter called the Grantee(s), 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. 96 ON THE FIRST REVISION OF LOT 126 PLAN OF SUBDIVISION FOR TRACTS 8, 9, AND 10 OF NASHBORO VILLAGE AND LOTS 124, 125 AND 96 RESUBDIVISION OF LOTS 124, 125, 120 AND 96 OF THE PLAN OF SUBDIVISION FOR TRACTS 8, 9 AND 10 OF NASHBORO VILLAGE, PLAT OF RECORD IN INSTRUMENT NO. 20010316-0025371, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ERIK RYAN HAMMOND AND WIFE, BONNIE HAMMOND BY WARRANTY DEED FROM CHARLES MULLE, JR., A MARRIED PERSON, RECORDED ON THE 15TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050415-0042307, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Inst. No. 20010316-0025371; Book 4827, Page 14; Book 5465, Page 561; Book 5588, Page 429; Book 4821, Page 111; Book 437, Page 14; Book 4588, page 473; Book 75, Page 192; Book 3955, Page 180; Book 6719, Page 759; Book 6719, Page 762; said Register's Office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2602 Mesa Drive, Nashville, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 26th day of October, 2006.

Erik Ryan Hammond

Bonnie Hammond

Davidson County DEEDWARR
Recvd: 10/31/06 15:48 2 pgs
Fees:13.00 Taxes:629.00

20061031-0135289

STATE OF Tennessee
COUNTY OF Davidson

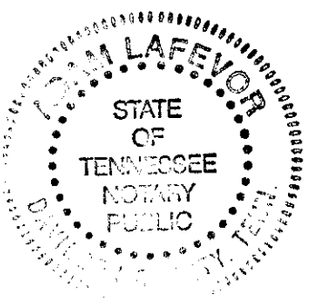
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erik Ryan Hammond and Bonnie Hammond, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 26th day of October, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903