Davidson County DEEDWARR
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Fees:13.00 Taxes:799.20

20070424-0048907

WARRANTY DEED

R-RA-07-0528

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Kathryn E Billups
Affiant

Subscribed and sworn to before me this 18th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES 4-8-10

(AFFIX SEAL)

PATRICK MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires April 8, 2010

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
Kathryn E. Billups	CTX Mortgage Company, LLC	
528 Leslie Ann Court (ADDRESS)	3100 McKinnon, Corp. Closing 2nd Floor (NAME)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (ADDRESS) (CITY) (STATE) (ZIP)	75-12-B-63 CO

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 DEBORAH TYLER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN E. BILLUPS, UNMARRIED, 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 50, BROOKSIDE WOODS, PHASE TWO, SECTION THREE, FIRST REVISION, as shown on plat of record in Plat Book 9700, Page 916, revised at Instrument No. 20000512-0048125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah Tyler by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 29th day of November, 2005 in Instrument No. 20051129-0143385, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 9700, Page(s) 916 revised at Instrument No. 20000512-0048125; Declaration of Covenants, Conditions and Restrictions recorded in Book 10444, Page 213 amended in Book 11103, Page 156 and Book 11453, Page 900; Charter of Brookside Woods Homeowners Association recorded in Book 10451, Page 506; Easement for Utilities recorded in Book 5609, Page 627 and Conveyance to Homeowners Association recorded in Book 11450, Page 112, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 528 Leslie Ann Court, Hermitage, Tennessee 37076
(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 18th day of April, 2007.

Deborah Tyler
Deborah Tyler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Tyler, 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 18th day of April, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



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