WARRANTY DEED

RETURN TO:
AMERICAN ESCROW COMPANY
P.O. BOX 1733
HENDERSONVILLE, TN 37077-1733

Davidson County DEEDWARR
Recvd: 07/25/07 10:54 3 pgs
Fees:18.00 Taxes:699.30

20070725-0088156

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice E. Davis (NAME)	CTX Mortgage Company (NAME)	MAP 006-00
2205 Baker Road (ADDRESS)	3100 McKinnon Corp. (ADDRESS)	PARCEL 055.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75201 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James B. Douglas, Jr. and wife, Eva Faye Douglas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice E. Davis, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, Tract No. 1 according to a survey made by Harvey Gee, Surveyor, August 13, 1949, and Tract No. 2, according to a survey made by H. B. Fowlkes, Surveyor, December, 1945, as follows:

TRACT NO. I: Beginning at a point in the center of an old L & N Railroad right-of-way at the Southwest corner of the property conveyed to T. P. Key; thence with Key's Southeastern boundary line, North 39 degrees 30 minutes East 253.44 feet to an iron pin; thence South 46 degrees 06 minutes East 305.4 feet to an iron pin; thence South 39 degrees 30 minutes West 253.44 feet to a point in the center of said right-of-way line; thence with the center of said old right-of-way line, North 46 degrees 06 minutes West 39.4 feet to the Southwest corner of the property conveyed to John Henry Courtwright and wife by deed from Claude H. Stitt and wife, of record in Book 1439, Page 319, Register's Office for said County; thence with the Southeastern boundary line of said Courtwright property, North 39 degrees 30 minutes East 150 feet to Courtwright's Southeast corner; thence with Courtwright's Northeastern boundary line, North 46 degrees 06 minutes West 50 feet to Courtwright's Northwest corner; thence with Courtwright's Northwestern boundary line, South 39 degrees 30 minutes West 150 feet to a point in the center of said old

CONTINUED

unimproved ( )
This is improved (X) property, known as 2205 Baker Road, Goodlettsville, TN 37072
(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 our hand s this 20th day of July, 2007

James B. Douglas, Jr.

Eva Faye Douglas

LEGAL DESCRIPTION CONTINUATION

right-of-way line; thence with the center of said right-of-way line, North 46 degrees 06' West 216 feet to the beginning.

TRACT NO. II: Beginning in the center of an old railroad right-of-way now abandoned at a point South 46 degrees 15' East 216 feet from the Southeast corner of the T. Porter Key property; thence parallel with said Key's Easterly line North 39 degrees 30 minutes East 150 feet to an iron stake, thence parallel with the center line of said right-of-way, South 46 degrees 15 minutes East 50 feet to an iron stake; thence South 39 degrees 30 minutes West 150 feet to an iron stake in the center of said right-of-way; thence with same North 46 degrees 15 minutes West 50 feet to the beginning.

Being the same property conveyed to James B. Douglas, Jr. and wife, Eva Faye Douglas by Warranty Deed dated May 14, 1979, from Thomas Eugene Carver and wife, Judy Foy Carver, of record in Book 5436, Page 373, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Douglas, Jr. and wife, Eva Faye Douglas

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July 2007.

Commission expires 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public