WARRANTY DEED

BOOK 10514 PG 371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SORUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Barry A. Alderidge (NAME)	Countrywide Home Loans, Inc. (NAME)	Map 91-12
712 45th Avenue North (ADDRESS)	155 North Lake Avenue (ADDRESS)	Parcel 65
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Thelma E. Rowlett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry A. Alderidge, 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:

Land in Davidson County, Tennessee being Lot Nos. 93 and 95 of Block No. 60 in the Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Thelma E. Rowlett by Quitclaim Deed from Jacqueline Evans of record in Book 9804, page 992, Register's Office for Davidson County, TN.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 57, pages 74 and 75, said Register's Office.

97 JUL -2 AM 9:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0322144
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 712 45th Avenue North, Nashville, TN 37209
(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 my hand this 1st day of July 19 97

Thelma E. Rowlett
Thelma E. Rowlett
By: Jacqueline D. Evans, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, JACQUELINE D. EVANS, being first duly sworn and having executed the above instrument as attorney-in-fact for THELMA E. ROWLETT, the principal, pursuant to the Limited Powers of Attorney granted to me, hereby state in accordance with Tennessee Code Annotated, Section 34-6-105(c), that I did not have at the time of my execution of the above instrument actual knowledge of the termination of such power by revocation or of the principal's death, disability or incapacity.

Witness my hand this 1st day of July, 1997.

Jacqueline D. Evans
Jacqueline D. Evans

Sworn to and subscribed before me this 1st day of July, 1997.

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires MAR. 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 1997, before me personally appeared Jacqueline D. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thelma E. Rowlett and acknowledged that she executed the same as the free act and deed of Thelma E. Rowlett.

Witness my hand and seal this 1st day of July, 1997.

Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires MAR. 24, 2001

9940 07/02 0101 03CHECK 13B.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10514 PG 373

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

07/02/97 01 09:48 0001 9940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03221144
IDENTIF. ↑ REFERENCE

97 JUL -2 AM 9:46
/FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169722