This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10705 PG 508

ADDRESS NEW OWNER:
Eva Dianne Bailey
2528 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Countrywide Home Loans, Inc.
155 North Lake Avenue
Pasadena, CA 91109

MAP **95**
GROUP **12**
PARCEL **29**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ragan Hamilton and wife, Jennifer DeMarcus (now Hamilton)** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Eva Dianne Bailey and Malcolm Lancolt Taylor, both single persons**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of Woodberry Park, as of record in Book 2133, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ragan Hamilton and wife, Jennifer DeMarcus (now Hamilton) by deed from Anice L. Parman, a widow dated February 24, 1989, of record in Book 7785, page 733, Register's Office for Davidson County, Tennessee.

This is improved property known as 2528 Woodberry Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien now due and payable. Map 95, Group 12, Parcel 29. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1997 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 2297, page 194, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BOOK 1070 5 PG 509

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 119, Register's Office for Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 80 foot minimum building setback line from Woodberry Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hand this the 25th day of November, 1997.

Ragan Hamilton

Jennifer DeMarcus (now Hamilton)

0375795

IDENTIFICATION REFERENCE

97 DEC -3 AM 8:30

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10705 PG 510

~~STATE~~ OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ragan Hamilton and wife, Jennifer DeMarcus (now Hamilton)**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 1997.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $86,000.00.

Eva Dianne Bailey
AFFIANT

Subscribed and sworn to before me on this 25th day of November, 1997.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

6341 12/03 0101 03CHECK 221.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10705 PG 511

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	8,000.00
CON TX	318.20
PRFEE	1.00
WDEED	12.00
TOTAL	331.20
CHECK	331.20

12/03/97 01 08:30 0001 6341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375795
IDENTIF. & REFERENCE
97 DEC -3 AM 8:30
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1227166