WARRANTY DEED

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

My Commission Expires May 20, 2002

BOOK 11392 PG 299

H-CWHL-99-829

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,200.00

Margaret Jo An Graham Harlon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES 5/20/2002
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Margaret Jo An Graham Harlon (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 63
602 Nawakwa Trail (ADDRESS)	4500 Park Granada (ADDRESS)	GROUP 1
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	PARCEL 6

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, Nicholas E. Minder and wife, Tricia E. Minder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Jo An Graham Harlon, Married

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:

See Attached Exhibit "A"

Being the same property conveyed to Nicholas E. Minder and wife, Tricia E. Minder by deed of record in Deed Book 10734, page 9, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

0056348

FILED FOR REFERENCE

99 MAR 19 PM 1:53

RECORDED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 602 Nawakwa Trail, Madison, Tennessee 37115
(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 15th day of March 19 99

Nicholas E. Minder

Tricia E. Minder

Tricia E. Minder

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~SUMNER~~ Montgomery
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas E. Minder and wife, Tricia E. Minder

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 ~~Hendersonville~~ Dayton, ~~Tennessee~~, this 15th day of March 19 99.

Commission expires August 10, 2002

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 _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [x] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

1110 0370 0101 0001 4489-34

EXHIBIT "A"

Land in Davidson County, Tennessee, being two tracts of land in said County and State, being Lot Nos. 7 and 12 on the plan of Nawakwa Hills Annex, Section 2, a subdivision of part of the L. J. Gee Estates, not of record, described according to a survey made by Steve Draper, Surveyor, May 11, 1966, as follows:

TRACT NO. 1:
Being Lot No. 7 on the above mentioned survey as follows: Beginning at a point on the northerly margin of Nawakwa Trail at the southeast corner of the property conveyed to Robert Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585 and page 589, Register's Office for said County; thence with Tharpe's east line, North 23 deg. 10' West 150 feet to a point, being the northeast corner of Lot No. 6 on said survey; thence, North 67 deg. East with the common line between Lots Nos. 7 and 12 on said survey, 150 feet to a point, being the northwest corner of Lot No. 8 on said survey; thence South 23 deg. 10' East with the common line between Lots Nos. 7 and 8 on said survey 150 feet to the northerly margin of Nawakwa Trail; thence with said margin, South 67 deg. West 150 feet to the point of beginning.

TRACT NO 2:
Being Lot No. 12 on the above mentioned survey as follows: Beginning at a point in the southerly margin of Tacoma Trail, said point being the northeasterly corner of Lot No. 13 on said survey and of the property conveyed to Robert Ann Tharp by deed from A. A. Colebrooke and wife, of record in Book 3825, page 585 and page 589, Register's Office for said County; thence with the southerly margin of Tacoma Trail, North 67 deg. East 150 feet to a point; said point being the northwesterly corner of Lot No. 11 on said survey; thence with the common line between Lot No. 12 and Lot Nos. 11 and 13 on said survey, North 23 deg. 10 west 150 feet to the point of beginning.

Being the same property conveyed to Nicholas E. Minder and wife, Tricia E. Minder, by deed of record in Book 10734, page 9, said Register's Office.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

BOOK 11392 PG. 293

05634811

IDENTIFICATION REFERENCE

99 MAR 19 PM 1:53

CAMT 125200.00
CON TX 474.34
PRFEE 1.00
UDEED 12.00
CFEE 2.00
TOTAL 489.34
CHECK 489.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440217