WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS ~~$~~ 135,000.00

Katheryn E. Dworak
Affiant

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

Crystal R. Durham
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

CRYSTAL R. DURHAM NOTARY AT LARGE RUTHERFORD COUNTY, TN

SD0299-080L

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl R. Dworak	COUNTRYWIDE HOME LOANS, INC.	MAP 62-5
(NAME)	(NAME)	
2411 Pennington Bend Road	155 North Lake Avenue	PARCEL 39
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(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, John A. Bugis and Ed F. Jeffrey, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl R. Dworak and Katheryn E. Dworak, husband and wife

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:

Situated in Davidson County, Tennessee, being the northerly 48.5 feet of Lot No. 71 on the Map of Riverview Subdivision, as of record in Book 547, pages 92, 94, and 93, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to John A. Bugis and Ed F. Jeffrey, both unmarried by deed from James T. Whaley and wife, Carolyn H. Whaley of record in Book 5556, page 655, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 2411 Pennington Bend Road, Nashville, Tennessee 37214.

99 MAR 22 AM 9:01
RECEIVED FOR RECORD
RUTHERFORD COUNTY, TN.
ELLA L. [illegible] REGISTER

IDENTIF. & REFERENCE
0563717

unimproved ( )
This is improved (X) property, known as 2411 Pennington Bend Road, Nashville, Tennessee 37214
(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

John A. Bugis

John A. Bugis
Ed F. Jeffrey
By: Ed F. Jeffrey by Sherry Loyler Attorney-in-fact
Sherry Loyler, Attorney-in-fact

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Bugis

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 15th day of March, 1999.

Commission expires May 27, 2001

Crystal R. Durham
Notary Public

CRYSTAL R. DURHAM NOTARY AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 15th day of March, 1999, before me personally appeared Sherry Loller 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 Ed F. Jeffrey A/K/A Ed Jeffrey and who acknowledged that she executed the same as the free act and deed of the said Ed F. Jeffrey A/K/A Ed Jeffrey by virtue of that Power of Attorney, duly executed by the said Ed F. Jeffrey A/K/A Ed Jeffrey and appearing of record in Trust Deed Book 113°13, page 22, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 15th day of March, 1999.

Crystal R. Durham
Notary Public

My Commission Expires: May 27, 2001

CRYSTAL R. DURHAM NOTARY AT LARGE RUTHERFORD COUNTY, TN

1374 03/22 0101 03CHECK 510.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG. 25

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

05637117

IDENTIF. & REFERENCE

99MAR22 AM 9:01

RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

03/22/99 01 09:01 0001 1374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440476