STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Subscribed and sworn to before me, this 18th day of MARCH, 1999.

My Commission Expires:

Affiant

Notary Public

WARRANTY DEED

10007652

THIS INSTRUMENT WAS PREPARED BY

FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: ANN E. NIELSEN	NAME: Countrywide Home Loans, Inc.
STREET ADDRESS: 3105 STANWYCK DRIVE	STREET ADDRESS: P.O. Box 670009
CITY: NASHVILLE STATE:TN	CITY: Dallas STATE: TX
ZIP CODE: 37207 MAP & PARCEL NO. 60-7-115.03	ZIP CODE: 75267-0009

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ESTATE OF MARY ELIZABETH SULLINS, DECEASED, BY MARY ANN HUNT, EXECUTRIX AND INDIVIDUALLY, MARY ANN HUNT, UNMARRIED,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ANN E. NIELSEN, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 12th District of Davidson County, Tennessee, being part of Lot No. 4 on the map showing subdivision of James Cunningham Place, as of record in Book 421, Page 173, Register's Office for said County, being Lot 4-D on the unrecorded subdivision of said Lot No. 4, described according to a survey made by John N. Sullivan, Civil Engineer, March 25, 1964 as follows:

Beginning on the northerly margin of Stanwyck Drive, extended, at a point South 85 degrees 43 minutes east 197.5 feet form the southeast corner of Lot No. 8 on the plan of Hillhurst Acres, Section 1, as of record in Book 2331, page 51, said Register's Office; thence north 4 degrees 58 minutes east 360 feet; thence south 85 degrees 43 minutes east 98.71 feet; thence south 4 degrees 58 minutes west 360 feet to the northerly margin of Stanwyck Drive extended; thence with said Drive north 85 degrees 43 minutes west 98.71 feet to the beginning.

Being the same property conveyed to William P. Hunt and wife, Mary E. Hunt, herein by Installment Deed from Mary M. Wingett and Ruth J. Wingett dated April 25, 1964, and recorded June 31, 1964, in Book 109, Page 159, Registers Office for Davidson County, Tennessee. The said William E. Hunt having predeceased his wife, Mary E. Hunt. The said Mary E. Hunt having since re-married Oliver Allen Sullins, who also predeceased Mary E. Hunt n/k/a Mary E. Sullins. The said Mary E. Hunt n/k/a Mary E. Sullins having since died on October 3, 1998. See also *Last Will and Testament* of Mary Elizabeth Sullins which does give, devise and bequeath this real property to her four children who are as follow: Shirley Hensley, Charles Hunt, Mary Ann Hunt and Martha Smothers.

Being the same property conveyed to Ann E. Nielsen, unmarried by Quitclaim

Deeds from the heirs of the Estate of Mary Elizabeth Sullins as follows: Charles Hunt, Shirley Hensley and husband, Luman Hensley and Martha Smothers and husband, Roland Smothers, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

THE SAID MARY ELIZABETH SULLINS BEING ONE AND THE SAME AS MARY E. SULLINS, MARY SULLINS AND MARY E. HUNT.

THIS IS IMPROVED PROPERTY KNOWN AS 3105 STANWYCK DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 18th DAY OF MARCH, 1999.

ESTATE OF MARY E. HUNT N/K/A
MARY ELIZABETH

Mary Ann Hunt Executrix
MARY ANN HUNT, EXECUTRIX

Mary Ann Hunt
MARY ANN HUNT, INDIVIDUALLY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of MARCH, 1999, before me personally appeared MARY ANN HUNT, EXECUTRIX OF THE ESTATE OF MARY ELIZABETH SULLINS AND INDIVIDUALLY to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

My Commission Expires
November 24, 2001

Notary Public

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WARRANTY DEED
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0566610

IDENTIFICATION/REFERENCE

09 MAR 29 AM 10:20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11403 PG. 580

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

0566610

IDENTIFICATION/REFERENCE

99 11 23 11:10:20

[illegible]	595.00
[illegible] TX	332.63
PRFEE	1.00
MOFEE	9.00
CFEE	2.00
TOTAL	343.63
CHECK	343.63

[illegible] 0001 4430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1443499