WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37798)

BOOK 11459 PG. 415

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th April 99

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES
AFFIX SEAL

5/26/02

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Hosanna H. Banks (NAME)	Countrywide Home Loans, Inc. (NAME)	83-6-54
1617 Franklin Avenue (ADDRESS)	155 North Lake Ave. (ADDRESS)	27W-15355
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Pasadena, California 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 Clarise DeQuasie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hosanna H. Banks and husband, Theodore A. Rice

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 No. 13 on the Plan of Subdivision of Lots No. 8, 9 , 10 and part of Lot No. 7 in Block "A", Lots No. 13 and 14 in Block "B", all of Block "C" in Subdivision of "Weakley Place" of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly margin of Franklin Street and extends back between parallel lines in a distance of 150 feet to an alley in the rear.

BEING the same property conveyed to Clarise DeQuasie by deed from Ann Barnette of record in Book 9894, Page 213, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

99 MAY -3 PM 3:12

058810

Unimproved
This is improved property known as 1617 Franklin Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town)

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 30th day of April, 19 99

Clarise DeQuasie by Dorothy Parks Ervin, AIF

Clarise DeQuasie

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Clarise DeQuasie

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 Nashville, Tennessee, this 30th day of April, 99.

Commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath _____ 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

State of Tennessee
County of Davidson

On this the 30TH day of APRIL, 1999, before me personally appeared DOROTHY PARKS EVINS to me known to be the person who executed the foregoing instrument in behalf of CLARISE DEQUASIE as HER Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said CLARISE DEQUASIE.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 30TH day of APRIL, 1999.

My Commission Expires:
5/26/02

Notary Public

ALAN D. MAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

307.00 RECORDED 10:01 03/08/00 BOOK 11459 PAGE 416

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 417

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

058180

REFERENCE

99 MAY -3 PM 3:12

RECEIVED
DAVIDSON CO. TN.

CONT	300000.00
CON TX	276.00
PRFEE	1.00
MISC	3.00
CFEE	3.00
TOTAL	307.00
CHECK	307.00

05/03/99 01 15:15 0001 0592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455286