WARRANTY DEED

Instr:200001050001481 Page: 1 OF 2
REC'D FOR REC 01/05/2000 1:04:06PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $362.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December

I. DYKE TATUM

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MASON WATERS (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	83-2-315
303 SCOTT AVENUE (ADDRESS)	4500 PARK GRANADA (ADDRESS)	27W-04790
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	CALABASAS, CA 91302-1613 (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, BRUCE G. BRABEC AND WIFE, DEBRA G. BRABEC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MASON WATERS AND JODI WATERS, 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:

LAND in DAVIDSON County, Tennessee, being the southerly 34 feet of Lot No. 2 and the northerly 26 feet of Lot No. 3, on the Plan of BEAUMONT PLACE, of record in Book 332, page 38, Register's Office for DAVIDSON County, Tennessee.

SAID parts of Lot Nos. 2 and 3 adjoin and front together 60 feet on the westerly margin of SCOTT AVENUE and extend back between parallel lines, 217-1/4 feet, more or less, to an alley.

BEING the same property conveyed to BRUCE G. BRABEC AND WIFE, DEBRA G. BRABEC, by deed from Timon Rice, An Unmarried Person, of record in Book 10338, page 723, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated December 21, 1999, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203 ***** CONTINUATION**

unimproved ( )
This is improved (X) property, known as 303 SCOTT AVENUE, NASHVILLE, TN 37206
(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 29th day of December, 19 99

Bruce G. Brabec by Debra G. Brabec
BRUCE G. BRABEC **BY: DEBRA G. BRABEC, ATTORNEY-IN-FACT**

Debra G. Brabec
DEBRA G. BRABEC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA G. BRABEC

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 29th day of December, 19 99.

Commission expires May 27, 2001

I. DYKE TATUM
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(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

*** CONTINUATION

THIS INSTRUMENT IS EXECUTED ON BEHALF OF BRUCE G. BRABEC, BY DEBRA G. BRABEC, AS HIS ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY WHICH IS BEING PLACED OF RECORD WITH THIS INSTRUMENT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED DEBRA G. BRABEC, WITH WHOM I AM PERSONALLY ACQUAINTED, OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BRUCE G. BRABEC, AS HIS ATTORNEY-IN-FACT, AS THE FREE ACT AND DEED OF THE WITHIN NAMED BRUCE G. BRABEC.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS 30TH DAY OF DECEMBER, 1999.

MY COMMISSION EXPIRES:
05/27/2001

NOTARY PUBLIC I. DYKE TATUM