WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Mary L. Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/04/01 16:16 3pgs
Fees:15.00 Taxes:251.60
20010604-0057921

BERTIE JO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 117 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Woods (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 53-3
1302 Jones Street (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 175
Old Hickory, TN 37138 (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, Orvestil Wauford and Billy Wauford and Dorothy Paschal and Margie Carpenter and Billie Loretta Bass, Devisees of the Last Will and Testament of Cordell* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary L. Woods

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. 220 on the Plan of Village of Old Hickory, Section B, as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Jones Street, at the common corner of Lots 219 and 220; thence with the margin of said street, southerly 56.9 feet to a corner of Lot 221 on said plan; thence with the line between Lots Nos. 220 and 221, southerly 152.3 feet to a point in the northeasterly boundary of Lot No. 225; thence with the line between Lots 225 and 220, northwesterly 45 feet to the southwesterly corner of Lot No. 224 on said plan; thence with the line between Lots Nos. 224 and 220, eastwardly 107.2 feet to the southeasterly corner of Lot No. 224; thence with the easterly line of Lot No. 224, northwardly 25 feet to the common rear corner of Lot 219 and 220; thence with the line between said lots, eastwardly 70 feet to the point of beginning.

Being the same property conveyed to Cordell Wauford and wife, Rose Wauford, by deed from Orvestil Wauford and wife, Evelyn W. Wauford, of record in Book 5501, page 876, Register's Office for Davidson County, Tennessee. Rose Wauford having predeceased Cordell Wauford. By Will of Cordell Wauford, deceased, of record in Will Book 238, page 393, Probate Court for Davidson County, Tennessee, property was devised to Orvestil Wauford, Billy Wauford, and Esta Bell Willoughby. The said Esta Bell Willoughby having died on May 3, 1999 in Davidson County, Tennessee leaving her one-third interest in said property to Dorothy Paschal, Margie Carpenter and Billie Loretta Bass pursuant to Affidavit of Heirship by Instrument No. 20010306-0021015, Register's Office for Davidson County, Tennessee.

*Wauford, Deceased

unimproved ( )
This is improved (X) property, known as 1302 Jones Street, Old Hickory, TN 37138
(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 25th day of May, 2001

Orvestil Wauford
Orvestil Wauford
Billy Wauford By: Ray H. Bass
Ray H. Bass, Attorney-in-fact

Billie Loretta Bass: Billie Loretta Bass
Dorothy Paschal
Dorothy Paschal
Margie Carpenter
Margie Carpenter

Continuation of Legal Description:

Ray H. Bass executes this instrument as Attorney-In-Fact on behalf of Billy Wauford, pursuant to the Power of Attorney being recorded by Instrument Number :20010604-0057920 in the Register's Office for Davidson County, Tennessee.

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 Orvestil Wauford, Dorothy Paschal, Margie Carpenter AND Billie Loretta Bass 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 Goodlettsville, Tennessee, this 25th day of May, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2001, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ray H. Bass to me known to be the person who executed the foregoing instrument in behalf of Billy Wauford, and acknowledged that he executed the same as the free act and deed of the said Billy Wauford.

Witness my hand and official seal at Goodlettsville Tennessee, this the 25th day of May, 2001.

My Commission Expires: 10-25-03

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____