WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 283,000.00

Patricia A. Mendes Desmond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Mendes Desmond (NAME)	Countrywide Home Loans, Inc. (NAME)	181-231
5945 Pettus Road (ADDRESS)	718 Thompson Lane, Suite 104 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, George A. Allen and wife, Deborah H. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Mendes Desmond, unmarried, and Jennifer Lynn Desmond Walters, married , as joint tenants with rights of survivorship

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:

Beginning at an iron rod situated in the westerly margin of Pettus Road, said point being the northeast corner of the Steven & Joyce Samples property of record in Book 9491, Page 138, Register's Office for Davidson County, Tennessee.
Thence, leaving said road, N 84 deg. 08' 48" W, a distance of 2008.00 feet to an iron rod;
Thence, N 05 deg. 51' 12" E, a distance of 235.48 feet to an iron rod;
Thence, S 82 deg. 34' 49" E, a distance of 721.59 feet to an iron rod;
Thence, S 11 deg. 04' 55" W, a distance of 166.45 feet to an iron rod;
Thence, S 84 deg. 08' 48" E, a distance of 1308.68 feet to an iron rod situated in the westerly margin of Pettus Road;
Thence, along said road, along a curve to the right, having a central angle of 01 deg. 35' 52", a radius of 1809.68 feet, a tangent of 25.23 feet, a lenth of 50.46 feet, and having a chord which bears S 13 deg. 38' 16" W, a distance of 50.46 feet to the point of beginning and containing 5.188 acres of land more or less.

Being the same property conveyed to George A. Allen and wife, Deborah H. Allen by deed from Charles R. Dorman, married and wife, Martha J. Dorman of record in Book 10785, page 296, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5945 Pettus Road, Antioch, TN 37013
(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 6th day of July, 2001

George A. Allen

Deborah H. Allen

Davidson County DEEDWARR
Recvd: 07/11/01 12:15 2pgs
Fees:13.00 Taxes:1047.10

20010711-0073914

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 George A. Allen and wife, Deborah H. Allen

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 6th day of July, 2001.

Commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, 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 _____, _____.

My commission expires _____

Notary Public