CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 6/7/04

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95000.00

Kay Bagsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th Day of July, 2001.

Carla C. Martin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. 175 East Main Street Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad C. Sheridan and Jessica B. Matson	Countrywide Home Loans, Inc	133-07-185
(NAME)	(NAME)	
3341 Mimosa Drive	718 Thompson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, Sandra Kay Bagsby, Sheila Dianne Odom and Teresa Lynn Strickland, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Chad C. Sheridan and Jessica B. Matson, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Legal Description Land located in Davidson County, Tennessee, being Lot No. 35 on the Plan of Glencoe Acres, Section I, as of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles B. Lincoln and wife, Dorothy V. Lincoln, by deed, dated 06/08/55, from Leroy Preston and wife Lou Ella Preston, of record in Book 2436, page 90, said Register's Office. Said Charles B. Lincoln and Dorothy V. Lincoln being deceased leaving as their heirs at law Sheila Dianne Odom, Sandra Kay Bagsby and Teresa Lynn Strickland. died in October, 1984, leaving property vested in Dorothy V. Lincoln as surviving tenant by the entirety. The said Dorothy V. Lincoln died January 27, 2001, and by her Last Will and Testatement under Docket No. 01P416 of the Probate Court, Davidson County, Tennessee, property now vests in Sandra Kay Bagsby, Sheila Dianne Odom and Teresa Lynn Strickland, as her heirs-at-law.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes prorated and assumed in full by Grantees.

This instrument is executed on behalf of Sheila Dianne Odom and Teresa Lynn Strickland by Sandra Kay Bagsby, their lawful attorney-in-fact pursuant to the powers and authority vested in her by instruments of record in Book * , page _____, and Book ** , page _____, Register's Office for said Davidson County, Tennessee.

* 20010731-0080885
** 20010731-0080886

unimproved ( )
This is x) property, known as 3341 Mimosa Drive Nashville TN 37211
improved( )
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 19th Day of July, 2001.

Davidson County DEEDWARR
Recvd: 07/31/01 10:24 2pgs
Fees:13.00 Taxes:351.50
20010731-0080887

Sandra Kay Bagsby
Sandra Kay Bagsby

Sheila Dianne Odom
Sheila Dianne Odom
By: Sandra Kay Bagsby, Attorney-in-fact

Teresa Lynn Strickland
Teresa Lynn Strickland
By: Sandra Kay Bagsby, Attorney-in-fact

State of Tennessee)
County of Davidson)

Before me , the undersigned, a Notary Public in and for said State and County, the within named Sandra Kay Bagsby, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2001.

Carla C. Martin
NOTARY PUBLIC

My Commission Expires:_____

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires 6/7/04

State of Tennessee)
County of Davidson)

On this 19th day of July, 2001 before me personally appeared Sandra Kay Bagsby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sheila Dianne Odom and Teresa Lynn Strickland and acknowledged that she executed the same as the free act and deed of Sheila Dianne Odom and Teresa Lynn Strickland.

Witness my hand and official seal this 19th day of July, 2001.

Carla C. Martin
NOTARY PUBLIC

My Commission Expires:_____

CARLA C. MARTIN
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SUMNER COUNTY, TENN.
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