THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2001

Notary Public

My Commission Expires: 9.29.01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY ANN JACKMAN 913 West Avenue Nashville, Tennessee 37206	COUNTRYWIDE HOME LOANS, INC. 2021 N. Gallatin Road #292 Madison, Tennessee 37115	MAP 72-13 PARCEL 298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 69,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PHILLIP B. GREEN, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARY ANN JACKMAN, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Lot No. 7 on the Map of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of West Avenue at the corner of Lots No. 7 and 8; thence with the line between said two lots northerly 119.5 feet; thence westerly 50.0 feet to the corner of Lots No. 6 and 7; thence with the line between said two lots southerly 89.0 feet, more or less, to the Staete of Tennessee property in Book 4184, page 355, in said Register's Office; thence southeasterly 58.0 feet, more or less, to the beginning.

BEING the same property conveyed to Phillip B. Green by Quitclaim Deed from Robert B. Green and wife, Juanita Green, of record in Book 10562, page 771, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/14/01 14:20 2pgs
Fees:13.00 Taxes:258.63
20010814-0087712

This is improved property known as 913 West Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Springdale Subdivision of record in Book 974, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of August, 2001.

Phillip B Green

PHILLIP B. GREEN

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 PHILLIP B. GREEN, UNMARRIED, 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 this 10th day of August, 2001.

Mitchell A Watts

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public