RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
01TN01251

Davidson County DEEDWARR
Recvd: 10/03/01 15:17 2pgs
Fees:13.00 Taxes:710.40
20011003-0107474

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of September, 2001.

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES JAN. 25 2003
DAVIDSON COUNTY, TN

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dennis Freeman and Shelley Freeman
1217 Stratford Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
~~NEW OWNER~~
Countrywide Home Loans, Inc.
P.O. Box 7137
Pasadena, CA 91109

MAP-PARCEL NUMBERS:
Map & Parcel 061-150-381.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frederick T. LePore and wife, Theresa LePore** hereinafter referred to as Grantors, hereby transfers and conveys to **Dennis Freeman and wife, Shelley Freeman** hereinafter referred to as 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, being part of Lot No. 268 and 269 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No.s 268 and 269 front together 100 feet on the northerly side of Stratford Avenue and run between parallel lines, with the dividing line between Lot No.s 268 and 269 abd Lot No.s 266 and 267, 200 feet to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Frederick T. LePore, by Warranty Deed from Jerry E. Turner and wife, Mary E. Turner, of record in Deed Book 10796, page 667, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Inglewood Place, of record in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instruments of record in Book 10796, page 667, Register's Office for said County.

Subject to easement for sanitary sewer and storm drainage, as of record in Book 4283, page 399, Register's Office for said County.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1217 Stratford Avenue, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of September, 2001.

Frederick T. LePore

Theresa LePore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick T. LePore and wife, and Theresa LePore, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2001.

Notary Public

11-18-04
My Commission Expires

04012-BW