02.

Realty Title

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/01 15:43 2pgs
Fees:13.00 Taxes:610.50

20011025-0117116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 2001

Notary Public

MY COMMISSION EXPIRES: 7-22-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra K. Spears (NAME)	**Countrywide Home Loans, Inc.** (NAME)	87.02
4236 New Hope Meadow (ADDRESS)	**718 Thompson Lane, Suite 104** (ADDRESS)	10.00
Hermitage, Tennessee 37076 (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, Janice E. Nolen, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra K. Spears, unmarried

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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Plat Book 6900, Page 653 amending Plat Book 6900, page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7557, page 377, Deed Book 7567, page 103 (amended); Deed Book 7934, page 796 (amended) Deed Book 7567, page 106 (By-Laws), Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 4236 New Hope Meadow Road, Hermitage, Tennessee 37076. (87-02/10.00)

BEING THE SAME PROPERTY conveyed to William D. Rust and wife, Janice E. Nolen by deed dated 4-26-96 of record in Book 10045, page 981, in the aforesaid Register's Office. William D. Rust died on/about 2-12-98 leaving Janice E. Nolen as surviving tenant by the entirety. Oath is made that Janice E. Nolen has remained an unmarried widow since said date.

unimproved ( )
This is improved (X) property, known as 4236 New Hope Meadow, Hermitage, Tennessee 37076
(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 my hand this 19th day of October, 2001

Janice E. Nolen
By:
David Kennedy, Jr., Attorney-in-fact

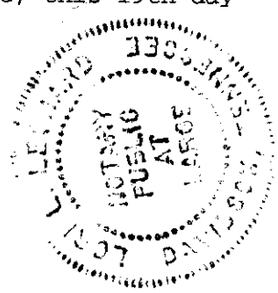
Janice E. Nolen by David Kennedy Jr. Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of October, 2001, before me personally appeared David Kennedy, Jr. 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 Janice E. Nolen and who acknowledged that he executed the same as the free act and deed of the said Janice E. Nolen by virtue of that Power of Attorney, duly executed by the said Janice E. Nolen and appearing of record in Trust Deed Book _____★_____, page _____, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Hermitage Tennessee, this 19th day of October, 2001.

Lori L Leonard
Notary Public



My Commission Expires: 7-26-03

★ Instrument # 20011025011711 5