Davidson County DEEDWARR
Recvd: 03/06/02 09:40 2pgs
Fees:13.00 Taxes:362.60

20020306-0027839

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN00392 File Box 338

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2002

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MANNING	COUNTRYWIDE HOME LOANS, INC.	82-8-385
1009 MAXWELL AVE.	400 COUNTRYWIDE WAY	
NASHVILLE, TN 37206	SIMI VALLEY, CA 93065	

FOR AND IN 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,

PETER J. RICHARDS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES MANNING, 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, being Lot No. 23 of Block "F" on the Plan of East Wood Addition of record in Book 332, page 63, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the north side of Maxwell Avenue and runs back between parallel lines 211 feet to an alley.

Being the same property conveyed to Peter J. Richards, unmarried by Warranty Deed from Waverly Eugene Campsey and Charles Stanley Nichols and Sherry Elaine Ford, dated 5-28-96 and recorded on 6-4-96 in Book 10073, page 387, Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved (X) property known as **1009 MAXWELL AVE., NASHVILLE, TN 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 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 hands this 26th day of February, 2002

Peter J. Richards

PETER J. RICHARDS
by atty. in fact
Joan Sturgis

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 _____ the bargainors 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 Nashville, Tennessee, this 13th day of February, 2002.

Commission Expires:_____ _____
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 _____, 20_____.

My commission expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of February, 2002, before me personally appeared Jan Sturgis to me known to be the person who executed the foregoing instrument in behalf of Peter J. Richards as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Peter J. Richards

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 2002.

My commission expires:_____ _____
Notary Public

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