PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(ST) Title No: 43263
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/07/02 14:25 2pgs
Fees:13.00 Taxes:653.05
20020307-0028955

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John C. Dennis 1906 Sweetbriar Ave. Nashville, Tennessee 37205	Countrywide Home Loans 750 Old Hickory Blvd., #180 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 104-16-244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$176,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James W. Williamson Jr. and wife, Edith J. Williamson a one-half undivided interest and Anthony P. Migliore a one-half undivided interest,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John C. Dennis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 63 feet of Lot No. 248 and the westerly 2 feet of Lot 247 on the Map of Belmont Heights, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 65 feet on the northerly margin of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to James W. Williamson and wife, Edith J. Williamson, a one-half undivided interest and Anthony P. Migliore, a single person, a one-half undivided interest by deed from Belle H. Harris, a single person of record in Book 6557, Page 647, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: All Matters shown on Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 34, said Register's Office.

This is improved property, known as: 1906 Sweetbriar Ave., Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of March, 2002.

James W. Williamson.

Edith J. Williamson

Anthony P. Migliore.

State of TENNESSEE

County of DAVIDSON

On this 5th day of March, 2002 , before me the undersigned authority, personally appeared. James W. Williamson and Edith J. Williamson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary

State of TENNESSEE

County of DAVIDSON

On this 5th day of March, 2002 , before me the undersigned authority, personally appeared. Anthony P. Migliore , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $176,500.00

Affiant

Sworn and subscribed before me this the 5th day of March, 2002

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public