This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 04/01/02 10:48 2pgs
Fees:13.00 Taxes:407.00
20020401-0038985

ADDRESS NEW OWNER:
ANA GLORIA CALDERON
1249 Sioux Terrace
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
TransLand Financial Services, Inc.
640 Spence Lane Suite 104
Nashville, TN 37217

MAP **053-05-0**
GROUP
PARCEL **007.00**

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **COUNTRYWIDE HOME LOANS, INC.** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **ANA GLORIA CALDERON**, 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:

Property located as 1249 Sioux Terrace, Madison, TN, County of Davidson, and: Being Lot No. 147, on the Plan of Sequoia Valley Subdivision, Section 3, as of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to COUNTRYWIDE HOME LOANS, INC. by deed from Arnold M. Weiss, Trustee dated November 27, 2001, of record in Instrument No. 20011227-0142894, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 4460, page 83, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 4460, page 83, said Register's Office.

4. Subject to restrictive covenants contained in an instrument of record in Book 4047, page 877 and Book 4598, Page 384, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

6. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

7. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

8. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

This is improved property known as 1249 Sioux Terrace, Madison, Tennessee 37115.

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, and,

GRANTOR does covenant with the said "GRANTEES" that it is seized and possessed of the said land, and have the right to convey it, and it warrants the title against all persons claiming under it, unless otherwise herein set out.

WITNESS our hands this the 28 day of March , 2002 .

COUNTRYWIDE HOME LOANS, INC.

By: Stuart E. Graham, Asst. Vice Pres.

STATE OF TEXAS)
COUNTY OF COLLIN)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Stuart E. Graham with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/herself to be Asst. Vice Pres. of , **COUNTRYWIDE HOME LOANS, INC,** the within named bargainor, a corporation, and that he/she as such authorized officer, with the authority so to do, executed the within Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 28th day of March, 2002.

LESLIE SLATER
Notary Public, State of Texas
My Commission Expires 07-27-05

Leslie Slater
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March , 2002 .

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO., TENN

My Commission Expires:

My Commission Expires
September 13, 2003