FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/20/02 14:04 2pgs
Fees:13.00 Taxes:314.50

20020520-0061489

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Rhonda Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Collins (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 52-6
903 Idlewild Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 5
Madison, TN 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Mattie Mae R. Mooneyhan, widow

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

Being Lot No. 2 on the Map of a Resubdivision of Lot No. 3 of the H.B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for said County, said Resubdivision not being of record and being known as Giant Oaks Subdivision, and described according to a copy of a survey by Harvey Gee, Surveyor, August 11, 1947, as follows:

Beginning on the westerly margin of Idlewild Avenue, 850.7 feet south of the south margin of Neely's Bend Road, at the corner of Lots Nos. 2 and 3; said point being also 230 feet north of the center line of Martha Love Avenue, not opened; thence with the line between said lots, westerly 538.8 feet to a point; thence southwesterly 71.5 feet to a point which is the center of Martha Love Avenue; thence with the center line of the same, southeasterly 35.9 feet to the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 532.2 feet to the westerly margin of Idlewild Avenue; thence with the margin of the same, northerly 75 feet to the beginning.

BEING the same property conveyed to Leonard F. Mooneyhan and wife, Mattie Mae R. Mooneyhan by deed from Mary Fowler Clemmons, of record in Book 3805, Page 32, Register's Office for said County. The said Leonard F. Mooneyhan now being deceased.

CONTINUED

unimproved ( )
This is improved (X) property, known as 903 Idlewild Drive, Madison, TN 37115
(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 17th day of May, 20 02

Mattie Mae R. Mooneyhan By Joan M Baker Atty-in-Fact
Mattie Mae R. Mooneyhan

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Joan M. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mattie Mae R. Mooneyhan as her Attorney in Fact as the free act and deed of the within named Mattie Mae R. Mooneyhan.
Witness my hand and official seal at Nashville, Tennessee the 17th day of May, 2002.

My Commission Expires: 3/29/03

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 61, said Register's Office.

Power of Attorney of record in Instrument 20020516-0060060 , said Register's Office.