WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 2002

Notary Public

MY COMMISSION EXPIRES 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James T. Evenson (NAME)	Columbia National Incorporated (NAME)	MAP 018-16
331 Moncrief Avenue (ADDRESS)	P. O. Box 3050 (ADDRESS)	PARCEL 211
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbia, MD (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, The Chase Bank, Successor by Merger to Chase Bank of Texas, NA, formerly known as Texas Commerce Bank, NA

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

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:

Parcel 1:
Land in the Tenth Civil District. All except the Southerly ten feet of Lot #29 on the map of Moncrief Subdivision of the Allen Mathes' lands as shown by survey of Erie Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot #29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same property as of record in Book 1082, Page 667, Register's Office of Davidson County, Tennessee.

Parcel 2:
Being the easterly 25 feet of Lot No. 30 of the Moncrief Subdivision of the Allen Mathes lands, as shown by survey of Erie Drake, County Surveyor for Davidson County, Tennessee, said 25 feet of Lot 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

BEING the same property conveyed to JPMorgan Chase Bank formerly known as The Chase Manhattan Bank successor by merger to Chase Bank of Texas, National Association, formerly known as Texas Commerce Bank, National Association by Substitute Trustee's Deed of record by Instrument #20020410-0043854, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Donna Gosbee, executes this instrument on behalf of Meritech Mortgage Services, Inc. Trustee and as Custodian pursuant to Special Power of Attorney of record by Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/07/02 10:45 2pgs
Fees:13.00 Taxes:207.20
20020607-0069500

unimproved ( )
This is improved (X) property, known as 331 Moncrief Avenue, Goodlettsville, TN 37072
(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 24th day of May 2002

The Chase Bank, Successor by Merger to Chase Bank of Texas, NA, formerly known as Texas Commerce Bank, NA as Trustee and as Custodian, By Meritech Mortgage Services, Inc.

BY:
Donna Gosbee, Vice President, Attorney-in-Fact

Donna Gosbee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, 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 _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ of the _____ respectively _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, executed 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 in _____, Tennessee on this the _____ day of _____, ____.

My Commission Expires _____, ____, _____

_____
Notary Public

STATE OF TEXAS
COUNTY OF TARRANT

On this 23rd day of May, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Gosbee to me known to be the person who executed the foregoing instrument in behalf of The Chase Bank, Successor by*, and acknowledged that she executed the same as the free act and deed of the said The Chase Bank, Successor by*

Witness my hand and official seal at _____, this the 23rd day of May, 2002

My Commission Expires: 3-19-03

H FARES-WAGNER
Notary Public State of Texas
My Commission Expires 03-19-03

H. Fares-Wagner
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that ____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

*Merger to Chase Bank of Texas, NA, formerly known as Texas Commerce Bank, NA as Trustee and as Custodian, By Meritech Mortgage, Services, Inc.,Donna Gosbee, Vice President, and Attorney in Fact.