03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $282,500.00

Julia E. Tanner
Affiant

Subscribed and sworn to before me, this 3rd day of June, 2002.

Diane K. Mann
Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Denise Baker	Countrywide Home Loans, Inc.	104-16-262
1816 Sweetbriar Avenue	718 Thompson Lane, Suite 104	
Nashville TN 37212	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark F. Stepp, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Denise Baker and Julia E. Tanner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being the westerly 35 feet of Lot No. 244 and the easterly 30 feet of Lot No. 245 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County.
>
> SAID Part of Lot Nos. 244 and 245 front together 65 feet on the northerly margin of Sweetbriar Avenue and extend back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Mark F. Stepp a single person, by deed from William F. Jones, Individually, and spouse, Carole S. Jones and William F. Jones as Executor under the last will and testament of Thelma Evans Dickens Jones, of record in Book 9481, Page 713, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1816 Sweetbriar Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of June, 2002.

Mark F. Stepp

Davidson County DEEDWARR
Recvd: 06/07/02 16:01 2pgs
Fees:13.00 Taxes:1045.25

20020607-0069857

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark F. Stepp, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Santa Monica, Cal, this 3rd day of June, 2002.
(city) (state)

Notary Public

My Commission expires: 4-14-05

SHERYL A. QUAY
Commission # 1297600
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2005