FILE BOX 45

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of Aug, 2002

Notary Public
My commission expires: 1/31/04

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Diana Bradford	Countrywide Home Loans	84-07-0/13.00
2740 Windemere Drive		
Nashville TN 37214		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Mildred F. Wilson an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Diana Bradford hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the plan of Sunny Acres Section 3 of record in Book 2663 page 92 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard K. Wilson and wife Mildred F. Wilson by deed from Frances S. Cooper of record in Book 4489 page 393 Register's Office for Davidson County, Tennessee ✱20020805-0093722

Power of Attorney in instrument number ✱, Register's Office said County.

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Sunny Acres Sect 3 of record in Plat Book 2663 Page 92, Register's Office for Davidson County, Tennessee

This property is improved property known as 2740 Windemere Drive, Nashville, Tennessee 37214

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/05/02 13:43 2pgs
Fees:13.00 Taxes:592.00
20020805-0093723

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 1st day of ~~July~~ Aug 2002.

Mildred F. Wilson By Karen Heuberger, her attorney-in-fact

Mildred F. Wilson

JACQUELINE A. WHEATON NOTARY PUBLIC UNION COUNTY, NC

North Carolina

STATE OF ~~TENNESSEE~~
COUNTY OF Mecklenburg

On this 1 day of Aug., 2002, before me personally appeared Karen Heuberger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mildred F. Wilson acknowledged that such person executed the same as the free act and deed of Mildred F. Wilson

Jacqueline A. Wheaton
Notary Public

My Commission expires 9/7/2004

FILE NO: 03475

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF UNION
JACQUELINE A. WHEATON
My Comm. Exp. September 7, 2004