WARRANTY DEED

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Engen (NAME)	Countrywide Home Loans, Inc. (NAME)	149-9 235
2353 Rader Ridge Dr. (ADDRESS)	4500 Park Granada (ADDRESS)	
Antioch, Tennessee 37013 (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, Russell Howard Workman and wife, Amy C. Workman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Engen, as her sole and separate property

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:

Property located at: 2353 Rader Ridge Dr, Davidson County, Antioch, TN 37013
AND:

Being Lot 152, Pebble Trail, Section 2, as of record in Book 6050, page 413, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Russell Howard Workman and wife, Amy C. Workman by deed dated 09-19-97, from Gary T. Jones and wife, Sandra P. Jones, filed for record on 09-24-97, in Book 10619, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Subject to all matters appearing on the Plan of record in Plat Book 6050, page 413, said Registers Oiice, including any restrictions ancillary thereto.

Restrictive covenants of record in Book 8176, page 296, said Register's office.

Easement contained in instrument of record in Book 5209, page 421, and in Book 6050, page 413, said Register's office.

Davidson County DEEDWARR
Recvd: 08/05/02 14:07 2pgs
Fees:13.00 Taxes:506.90
20020805-0093763

unimproved ( )
This is improved (X) property, known as 2353 Rader Ridge Dr., Antioch, Tennessee 37013
(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 our hand s this 25th day of July, 2002

Russell Howard Workman

Amy C. Workman

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 Russell Howard Workman and wife, Amy C. Workman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of July, 2002.

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 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 _____, _____.

My commission expires _____

Notary Public

JAKE CRUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

RHW AGW