

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Cronin	Countrywide Home Loans, Inc.	Map 12-15-0-A
(NAME)	(NAME)	
21 Vaughns Gap Road, J148	P.O. Box 10212	Parcel 148.00 CO
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **CHARLES V. PICKRELL**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **EDWARD W. CRONIN, AN UMARRIED MAN**, 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:

Land situated in Davidson County, Tennessee, being Unit No. 148 of Belle Meade Highlands Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Charles V. Pickrell by Warranty Deed of record in Book 10683, page 570, said Register's Office.

This conveyance is subject to the following Master Deed and By-Laws of record in Book 7091, page 302; Easement for Sanitary Sewers and/or Storm Drainage in Book 4816, page 427; Instrument of Correction in Book 4881, page 710; Temporary Easement Agreement of record in Book 1100. page 273; Charter to Belle Meade Highlands in Book 7102, page 223; Regulatory Agreement for Multi-Family Housing Projects in Book 4550, page 281, amended in Book 4881, page 619; and, any and all matters as shown on the plan of record in Plat Book 7091, page 302, said Register's Office.

Unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap Road, J148, Nashville, TN 37205
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 08/16/02 10:12 2pgs
Fees:13.00 Taxes:218.30
20020816-0099262

Witness our hands this 15th day of August, 2002.

Charles V. Pickrell

STATE OF Tennessee

COUNTY OF Davidson

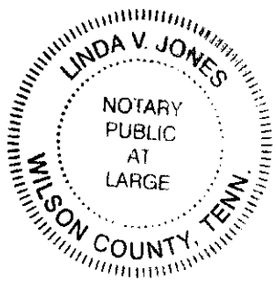
Before me, the undersigned Notary Public, personally appeared Charles V. Pickrell who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of August, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076