FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Lyon (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 83-13
1410 Boscobel Street (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 343
Nashville, TN 37206 (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, Richard L. Rider, Devisee of the Will of Michael L. Rider

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Lyon, unmarried

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:

Being Lot No. 193 on the Plan showing a resubdivision of Lot No. 193 and the easterly 41 feet of Lot No. 192 of Lindsley Home Place as of record in Book 4060, Page 111, Register's Office for Davidson County, Tennessee, being described more fully as follows:

BEGINNING at a point in the southerly margin of Boscobel Street at the common corner of Lots 192 and 193; thence with the margin of said Street, easterly 40 feet to a point in the beginning of a curve; thence around said curve, southeasterly 31.4 feet to a point in the westerly margin of an alley; thence with the margin of the same, southerly 85 feet to a point in the beginning of a curve; thence around said curve, southwesterly 31.4 feet to a point in the northerly margin of another alley; thence with the margin of the same, westerly 40 feet to the common rear corner of Lots Nos. 192 and 193; thence with the line between said lots northerly 125 feet to the point of beginning.

BEING the same property conveyed to Michael E. Rider by deed from Robert Cleveland and wife, Mary Jane Cleveland, of record in Book 7650, Page 437, Register's Office for said County. The said Michael E. Rider died, and devised the property by Will to Richard L. Rider.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 1410 Boscobel Street, Nashville, TN 37206
(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 28th day of August, 20 02

Richard L. Rider

Davidson County DEEDWARR
Recvd: 09/04/02 09:12 2pgs
Fees:13.00 Taxes:240.50

20020904-0106336

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 Richard L. Rider

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 28th day of August 20 02

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION:

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4060, page 111, said Register's Office; and (3) Sanitary Sewer Easement of record in Book 4010, page 713, said Register's Office.