RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02tn02670

Box 338

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Jean E. Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2002

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne E. Stevens	**Washington Mutual**	**72-3-231**
1312 Howard Avenue	**P.O. Box 395**	
Nashville, TN 37216	**Albion, NY 14411-9947**	

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, I,

Beth K. Graham, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeanne E. Stevens, a single person

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 the easterly 125.00 feet of Lot No. 152 on the Plan of Inglewood Place of record in Book 332, page 101, Regsiter's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 152 fronts 125.0 feet, more or less, on the southerly margin of Howard Avenue and extends back 206.0 feet, more or less, on the southeasterly line and 163.0 feet, more or less, on the westerly line to a point of intersection.

Being the same property conveyed to Beth K. Graham, Unmarried by deed from Michael Clifford Vesey Poley, Unmarried dated July 31,2001 and recorded in Instrument Number 20010806084194, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1312 Howard Avenue Nashville, TN 37216**
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 hands this 30th day of August, 2002

Beth K. Graham by Cindy Evans, Attorney-in-Fact
Beth K. Graham
By: Cindy Evans, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 09/11/02 09:41 2pgs
Fees:13.00 Taxes:601.25

20020911-0110445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2002, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Beth K. Graham as her Attorney in Fact, and acknowledged that Cindy Evans executed the same as the free act and deed of the said Beth K. Graham.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2002.

My commission expires:_____

Notary Public

