Davidson County DEEDWARR
Recvd: 10/08/02 12:49 2pgs
Fees:13.00 Taxes:582.75

20021008-0122634

RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02tn02564

Bk 398

WARRANTY DEED

GAIL C. VICTORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN. 25, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

W. Daniel Landes
Affiant

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

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES: 1-25-03

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
W. Daniel Landes	**Countrywide Home Loans**	**108-12-239**
3245 East Lake Drive	**P.O. Box 10212**	
Nashville, TN 37214	**Van Nuys, CA 91410**	

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,

Thelma R. Halmayr, Trustee U/A/D May 23, 2000 of the Halmayr Revocable Living Trust Agreement

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

W. Daniel Landes, an unmarried 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 in Davidson County, Tennessee, being Lot No. 96 on the Plan of Trailwood Subsividion, Section 5, recorded in Book 6900, Page 477-479, 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 Thelma R. Halmayr, Trustee U/A/D May 23,2000 of the Halmayr Revocable Living Trust Agreement and any Successors inTrust, and any amendments thereto by quit claim deed from Thelma R. Halmayr, Individually, of record in Instrument Number 200007130069400, Register's Office for Davidson County, Tennessee and being the same property conveyed to Thelma R. Halmayr, an unmarried woman by deed from Phillip Wade Sullivan and wife, Bethany Ann Sullivan, of record in Book 9691, Page 584, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **3245 East Lake Drive Nashville, TN 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 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

Thelma R. Halmayr, Trustee
Thelma R. Halmayr, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thelma R. Halmayr, Trustee** the bargainors 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 BRENTWOOD, Tennessee, this 30th day of August, 2002.

Commission Expires:_____

Notary Public

