WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/02 09:52 2pgs
Fees:13.00 Taxes:351.50
20021114-0141102

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2002

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angel Leon (NAME)	Countrywide Home Loans, Inc. (NAME)	148-3-78
103 Cherokee Hills Drive (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Lynn Brothers Company, a Tennessee general partnership composed of John Stuart Lynn and Richard Bruce Lynn

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

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. 420 on the Plan of Cherokee Hills Subdivision, Section 4, of record in Plat Book 3500, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ruby C. Lynn and John Stuart Lynn (son), or survivor of them by deed from William Jon Hipp and wife, Linda B. Hipp, of record in Book 5229, page 198, Register's Office for Davidson County, Tennessee. The said Ruby C. Lynn having since died, and John Stuart Lynn and wife, Magnolia Annette Lynn having since conveyed their interest in the subject property to Lynn Brothers Company, a partnership, composed of John Stuart Lynn and Richard Bruce Lynn by Quitclaim Deed, of record in Book 6046, page 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 3805, page 776; Plan of record in Book 3500, page 113; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 103 Cherokee Hills Drive, 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 8th day of November 2002

Lynn Brothers Company
By: John Stuart Lynn
John Stuart Lynn

By: Richard Bruce Lynn
Richard Bruce Lynn

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Stuart Lynn with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the 1/2 owner Partner of Lynn Brothers Company, the within named bargainor, a partnership, and that he/she as such ~~An Officer~~ Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the partnership by the said John Stuart Lynn, as such Partner.

Witness my hand and official seal at office at First Union National North Carolina, on this the 8th day of November, 2002.

Notary Public

My commission expires August 13, 2005

TEREZA L. NOTARY PUBLIC MECKLENBURG COUNTY

STATE OF TENNESSEE
COUNTY OF ~~BRENTWOOD~~ Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Bruce Lynn with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Partner of Lynn Brothers Company, the within named bargainor, a partnership, and that he/she as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the partnership by the said Richard Bruce Lynn, as such Partner.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12th day of November, 2002.

Notary Public

My commission expires 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005