Davidson County DEEDWARR
Recvd: 11/18/02 10:14 2pgs
Fees:13.00 Taxes:468.05

20021118-0142515

Realty
458

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $126,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Teresa Ross	Countrywide Home Loans, Inc.	090-12-0-091.00
501 Foundry Drive	718 Thompson Lane, Suite 104	
Nashville, TN 37209	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lula Mae Harrell**, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Teresa Ross**, hereinafter called the Grantees, their successors 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. 247 on the Plan of Charlotte Park, Section IV, of record in Book 2663, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul J. Harrell and wife, Lula Mae Harrell by deed from Julian H. Zimmerman, as Federal Housing Commissioner, of record in Book 3133, Page 33, Register's Office for Davidson County, Tennessee. Paul J. Harrell has since died, leaving Lula Mae Harrell as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 501 Foundry Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of November, 2002.

Lula Mae Harrell
by David E. Werner, Atty in Fact

Lula Mae Harrell by David E. Werner,
Her Attorney-in-Fact

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 David E. Werner, 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 herein contained, and who further acknowledged that he is the attorney in fact for Lula Mae Harrell and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2002.

Notary Public

My Commission expires: 3/14/2005