RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/02 15:48 2pgs
Fees:13.00 Taxes:569.80

20021126-0146724

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,000.00

Elizabeth D Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF November, 2002.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19147SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth D. Brown 122 Matthew Lane Nashville, TN 31215	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, Tennessee 37204	117-7-D-9-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patricia McGowan Bates and husband, Jeffrey Spencer Bates, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elizabeth D. Brown, Unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit 9, on the Plan of Park Green Condominiums, of record in Book Plat Book 6250, page 253, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Park Green, as of record in Book 6247, page 872 and amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for , for proper identification.

Being the same property conveyed to Patricia A. McGowan, by deed from Kimberly K. Dorris, an unmarried person, of record in Book 11660, page 654, Register's Office for Davidson County, Tennessee. The said Patricia A. McGowan is now known as Patricia McGowan Bates.

Jeffrey Spencer Bates, husband of Patricia McGowan Bates, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the Seller have been prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee; and
4. Charter of Park Green Homeowners Association of record in Book 6247, page 869, Register's Office for Williamson County, Tennessee.

This property is also known as improved property located at 122 Matthew Lane, Nashville, TN 31215.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 22nd day of November, 2002.

Patricia McGowan Bates

Patricia McGowan Bates

Jeffrey Spencer Bates

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 22, 2002, before me personally appeared Patricia McGowan Bates to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 22nd day of November, 2002.

Amy E. Adams

NOTARY PUBLIC

My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 22, 2002, before me personally appeared Jeffrey Spencer Bates to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 22nd day of November, 2002.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
April N. Provo
My Commission Expires
Sept. 24, 2005
STATE OF TENNESSEE