Davidson County DEEDWARR
Recvd: 12/04/02 09:57 2pgs
Fees:13.00 Taxes:540.20

20021204-0149050

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00.

Shannon Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/22/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Patterson	Countrywide Home Loans, Inc.	Map: 42-15-34
(NAME)	(NAME)	
116 West Marthona	1520 Memorial Blvd, Suite 104	Parcel:
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIAM L. MATTHEWS, Unmarried hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto SHANNON PATTERSON,*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:
*MARRIED

Land in the 11th, formerly 19th Civil District of Davidson County, Tennessee, being Lots Nos. 31, 32, 33 and 34 of Block "C" on the Plan of Marthonna, not of record, described according to a survey made by J. A. Mefford, Surveyor, December ___, 1937, as follows:

BEGINNING in the Westerly margin of Marthonna Road, formerly Ezell Road West, at a point 550.3 feet South of the Southerly margin of Old Hickory Boulevard; thence North 86° 2' West, a distance of 275 feet to a point; thence South 2° 58' West 100 feet to a point; thence South 86° 2' East a distance of 275 feet to a point in the Westerly margin of Marthonna Road, formerly Ezell Road West; thence in a Northerly direction along the Westerly margin of Marthonna Road, formerly Ezell Road West, 100 feet to the point of beginning.

Being the same property conveyed to William L. Matthews, unmarried dated 10/05/83 by Warranty Deed of record in Book 6152, page 4, Register's Office for said County.

This conveyance is subject to the following:
Area or content of the subject property is neither guaranteed nor insured.

Unimproved ( )
This is improved (x) property, known as 116 West Marthona, Madison, TN 37115
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 26th day of November, 2002.

William L. Matthews

STATE OF Tennessee

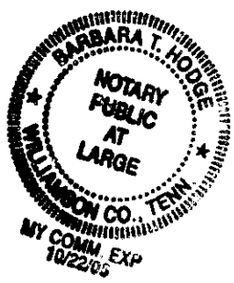
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared William L. Matthews who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of November, 2002.

Notary Public

My Commission Expires: 10/22/05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
198 East Main Street, Suite 201
Franklin, TN 37064