Davidson County DEEDWARR
Recvd: 12/17/02 09:34 2pgs
Fees:13.00 Taxes:999.00

20021217-0155125

After Recording RETURN TO:
Closing & Title Services, Inc.
405 Two Mile Pike, Suite C
Goodlettsville, TN 37072-1859

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41465**

WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 270,000.00.**

Regina W Ammons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-04

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
REGINA W. AMMONS	COUNTRYWIDE HOME LOANS, INC.	**104-10-98**
314 Fairfax Avenue	4500 Park Granada	
Nashville, TN 37212	Calabasas, CA 91302-1613	

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, SUSAN E. POLK, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGINA W. AMMONS**

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. 55 on the Plan of Bransford Realty Company's West End Heights, of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan E. Polk, a single person, by deed from James W. Deming and wife, Lynne M. Deming of record in Book 9304, page 10, Register's Office for Davidson County, Tennessee.

Alan D. Mazer executes this instrument on behalf of Susan E. Polk pursuant to a Power of Attorney of record in Instrument No. 20021217-0155124, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **314 Fairfax Avenue, Nashville, TN 37212**

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 my hand this 6th day of December, 2002.

Susan E Polk by Alan D. Mazer atty in fact

SUSAN E. POLK By: ALAN D. MAZER, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 6th day of December, 2002, before me personally appeared ALAN D. MAZER to me known to be the person who executed the foregoing instrument in behalf of SUSAN E. POLK, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said SUSAN E. POLK, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 6th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 7-24-2004

JANET S. DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004