WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/02 12:21 2pgs
Fees:13.00 Taxes:271.95

20021228-0160956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Judy Lutte Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/24/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil Bragg	Mortgage Lenders Network USA, Inc.	Map 52-13-0-B/Parcel 66.00 Co
(NAME)	(NAME)	
5107 Whites Creek Pike	213 Court St. Middlesex Corp. Center, 11th Floor	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Middletown, CT 06457	
(CITY) (STATE) (ZIP)	(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, I, Nancy Ann Gatlin, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Bragg, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 115 of the Condominium Site Plan of Phase II-C Section 2, on the Plan of River Glen, a Planned Unit Development of record in Plat Book 7900, pages 548 and 549, amending the Plat Book of 6900, page 650, all of record in the 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 Larry Ray Gatlin and wife, Nancy Ann Gatlin by quitclaim deed of record in Instrument No. 20011025-0116914, Register's Office for Davidson County, Tennessee. The said Larry Ray Gatlin having since died, property is now vested in Nancy Ann Gatlin as surviving tenant by the entirety.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is improved property, known as 1117 Alandee Street, Nashville, TN 37214
(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 my hand this 5th day of December, 2002.

Nancy Ann Gatlin
Nancy Ann Gatlin

STATE OF TEXAS

COUNTY OF Mills

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Nancy Ann Gatlin the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2002.

Commission expires:

Marianne E. Gaspar
Notary Public

