WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/03 12:23 2pgs
Fees:13.00 Taxes:314.50

20030103-0001230

B-CWM-02-1206

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. MAY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Eduardo Mendez	Countrywide Home Loans	
1206 Ainlay Drive (ADDRESS)	1520 Memorial Blvd.,Suite 104 (ADDRESS)	107-13-69
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GAIL BAGWELL CHILDRESS AND LONNIE MERLE BAGWELL AND KATHLEEN BAGWELL PAGE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EDUARDO MENDEZ, MARRIED,, hereinafter called the Grantees, their heirs and assigns, that 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. 317 on the Map of Miro Meadows, Second Addition of record in Book 1424, Page 112, Register's Office for said County.

Said Lot No.317 fronts 86 feet on the north side of Ainley Drive and runs back between lines 175 feet on the west line and 167.4 feet on the east line to a dead line in the rear on which it measures 86.1 feet.

Being the same property conveyed to Nell M. Davis by Deed dated May 28, 1982 and filed for record on June 1, 1982 in Book 5892, Page 465, Register's Office for Davidson County, Tennessee. Said Nell M. Davis having since died and leaving Gail Bagwell Childress, Lonnie Merle Bagwell and Kathleen Bagwell Page as her heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1206 Ainlay Drive, Nashville, Tennessee 37217
(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/our hand(s) this 12th day of December, 2002.

Gail Bagwell Childress by Thomas N. Page Jr., attorney-in-fact

Lonnie Merle Bagwell by Thomas N. Page Jr., attorney-in-fact

Kathleen Bagwell Page by Thomas N. Page Jr., attorney-in-fact

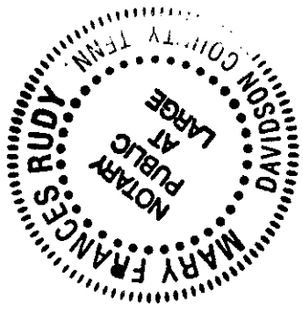
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 12th day of December, 2002, before me personally appeared Thomas N. Page, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gail Bagwell Childress, Lonnie Merle Bagwell and Kathleen Bagwell Page and who acknowledged that he/she executed the same as the free act and deed of the said Gail Bagwell Childress, Lonnie Merle Bagwell [redacted] by virtue of that Power of Attorney recorded concurrently herewith in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December, 2002.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee on the 12th day of December 2002 personally appeared Kathllen Bagwell Page, and she acknowledged to be the person described in and who executed the foregoing Instrument, and who acknowledge the execution of the same to be her free act and deed. Witness my hand and official seal.

My Commission expires: 7/29/06

Notary Public

