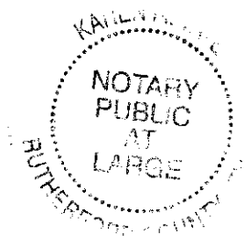
File #200330122



Davidson County DEEDWARR
Recvd: 03/11/03 09:25 2pgs
Fees:13.00 Taxes:456.21

20030311-0031657

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latanya S. Newsom	Countrywide Home Loans, Inc.	Map: 42-8
(NAME) 1660 Liberty Hill Drive	(NAME) 2021 N. Gallatin Rd., Ste 292	Parcel: 157
(ADDRESS) Madison TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLISON M. DAWKINS AND WIFE, BETTY DAWKINS, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LATANYA S. NEWSOM, an unmarried woman, hereinafter called the GRANTEE, her 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 all of Lot No. 39, on the Plan of Heritage View Subdivision, Section Two, as shown by plat appearing of record in Plat Book 7900, Page 37, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Allison M. Dawkins by Warranty Deed of record in Instrument No. 20020115-0006232, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 8076, Page 147; Reinstatement of Restrictions of record in Book 8592, Page 433; Deed of Dedication of Water Lines of record in Book 8192, Page 229; Easement for Tennessee Natural Gas Lines, Inc. of record in Book 1939, Page 555; Deed to Metro for sewer of record in Book 8204, Page 210, and Book 8855, Page 670; Sanitary Sewer and/or Storm Drainage Easement of record in Book 7814, Page 344, and, any and all matters as shown on plat of record in Plat Book 7900, Page 37; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1660 Liberty Hill Drive, 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 GRANTEE, her heirs and assigns forever; and Grantors covenant with the said GRANTEE 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 Grantee 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 GRANTEE, her 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 6th day of March, 2003.

Allison M. Dawkins

Betty Dawkins

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Allison M. Dawkins and wife, Betty Dawkins, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of March, 2003.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167