After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

Davidson County DEEDWARR
Recvd: 03/19/03 14:30 2pgs
Fees:13.00 Taxes:199.43
20030319-0036545

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

Mark S. Atwell
ADDRESS NEW OWNER:
244 Bermuda Dr
Nashville, TN 37214

SEND TAX BILLS:
~~Same~~ XXXX Chase Manhattan Mortgage Corp.
1500 N. 19th Street
Monroe, LA 71201

Map 108, 16, Parcel 46.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Union National Bank of Delaware** hereinafter called the Grantor has bargained and sold the following described property, and by these presents does transfer and convey unto **Mark S. Atwell** the following described property to wit:

A certain tract of parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 25A on the Plan of Zone Lot Division Lots Nos. 24 and 25, of Section 2, Revision of Lots Nos. 24 and 25 and Lot No. 30 of Section 2 of Lakeview Hills Subdivision, as of record in Book 5200, page 754, amending Book 6200, page 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to **First Union National Bank of Delaware** by Substitute Trustee's Deed from **Priority Trustee Services of TN., L.L.C** of record in Instrument No. 20020724-0088841, Register's Office for Davidson County, Tennessee.

Taxes for 2003 are to be prorated and paid by the Grantee named herein.

This is improved property known as:
1315 Priest Wood Ct., Nashville, Tennessee 37214

Said conveyance is made subject to restrictive covenants of record in Book 6156, page 638, Register's Office for Davidson County, Tennessee; subject to plan of record in Plat Book 6200, page 11 and amended in Book 5200, page 754, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, and the same is

unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind itself, its successors and/or 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 claiming by, through or under Grantor but not further nor otherwise.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 11 day of March, 2003

FIRST UNION NATIONAL BANK OF DELAWARE

BY: _____
William Shuey
AVP

STATE OF NC
COUNTY OF wake

Before me, Notary of the state and county mentioned, personally appeared William Shuey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AVP (or other officer authorized to execute the instrument) of First Union National Bank of DE its Attorney in Fact, the within named bargainor, a corporation, and that such AVP or officer as such AVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal at office on this the 11 day of March,

OFFICIAL SEAL
Notary Public, North Carolina
CHARLES E. HERNDON
Wake County
My Commission Expires June 30, 2006

Charles E. Herndon
NOTARY PUBLIC

(SEAL)
My Commission Expires:
___/___/___.

FIRST UNION NATIONAL BANK CORPORATE SEAL

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 53,900.00

AFFIANT

Subscribed and sworn to before me this the 14th day of March, 2003

NOTARY PUBLIC

(SEAL)
My Commission Expires:
___/___/___

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

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August 8, 2002 3:50 PM