03

Realty Title
4Y-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,500.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2003.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 03/31/03 14:41 2pgs
Fees:13.00 Taxes:553.15

20030331-0042092

Address of New Owner:	Send Tax Bills to:	Tax Information
Annette Strean Cornelius	Countrywide Home Loans, Inc.	105-13-0 048.00
1200 Ashwood	718 Thompson Lane, Suite 104	
Nashville TN 37212	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronnie Littlejohn, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Annette Strean Cornelius, hereinafter called the Grantees, their successors 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 the easterly part of Lot No. 305 on the Plan of Resubdivision-Part of Belmont Land Co. Subdivision of Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee, and further described by a survey of John Kohl and Company, dated October 20, 1998, as follows:

Beginning at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker property, of record in Book 5838, Page 53, said Register's Office and running eastwardly with said northerly margin of Ashwood Avenue, 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence, northwardly with said westerly margin of 12th Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley 28.05 feet, more or less, thence, westwardly with said alley 28.05 feet, more or less, thence, southwardly with the Colin A. Walker property 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Ronnie LittleJohn, unmarried, by deed from Chris J. Berkey, married, of record in Instrument No. 20010917-0100483, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1200 Ashwood, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of March, 2003.

Ronnie Littlejohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronnie Littlejohn, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 27th day of March, 2003.

Notary Public

My Commission expires 03/14/05