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Ruby Fdle 48-A

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***151,000.00.

Kendall Moore
Affiant

Subscribed and sworn to before me this 25th day of March, 2003.

Mitchell A Watts
Notary Public

My Commission Expires: 10-14-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

CAROL CHASE
2114 12th Avenue, South
Nashville, Tennessee 37204

SEND TAX BILLS TO

Countrywide Home Loans, Inc.
718 Thompson Lane
Nashville, TN 37204

MAP & PARCEL NOS.

MAP 105-13
PARCEL 183

Davidson County DEEDWARR
Recvd: 04/04/03 11:19 2pgs
Fees:13.00 Taxes:558.70
20030404-0044714

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY-ONE THOUSAND AND 00/100 DOLLARS ($***151,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, KENDALL MOORE, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto CAROL CHASE, (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:

BEING Lot No. D and the south 10.0 feet of Lot C on the Map showing the subdivision of part of the M.B. McAllister Home Place as of record in Plat Book 843, page 15, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot adjoin and front together 60.0 feet on the east side of 12th Avenue, South and run back between parallel lines 150.0 feet to an alley.

INCLUDED in the above description BUT EXCLUDED from this conveyance is that portion of said property conveyed to Metropolitan Development and Housing Agency of record in Book 4730, page 37, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kendall Moore, unmarried, by deed from Mary Lee Archibald, a widow, of record as Instrument No. 20021031-0133464 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2114 12th Avenue, South, Nashville, Tennessee 37204.

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.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of M.B. McAllister Home Place of record in Book 843, page 15, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of March, 2003.

Kendall Moore
KENDALL MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendall Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that her executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2003.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee