WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant Jason Gromer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Gromer (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 083-07
723 Powers Avenue (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 103
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H. D. Estes, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason Gromer, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the easterly part of Lots Nos. 1 and 2 of Block 4 on the Map of Tillman's Subdivision No. 1, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by James A. Hamilton, Jr. March 2, 1947, as follows:

BEGINNING at a point in the westerly margin of Powers Avenue at the common corner of Lots Nos. 2 and 3; thence with the line between said lots westerly 150 feet to a point 245 feet east of the easterly margin of Porter Road, said point being the southeast corner of the property conveyed to James R. Cherry by deed from the John W. Johnson and wife, of record in Book 1449, page 171, said Register's Office; thence with the easterly line of said Cherry property, northerly 139.5 feet, more or less, to the easterly margin of Tillman Avenue; being 200 feet east of the easterly margin of Porter Road; thence with the southerly margin of Tillman Avenue, easterly 132.55 feet to a concrete monument set at the beginning of a curve; thence around said curve, having a radius of 20 feet, to a concrete monument set in the westerly margin of Powers Avenue; thence with the margin of the southerly 140 feet to the point of beginning, same except that part of the northeast corner of Lot No. 1 taken for the curve of Powers Avenue into Tillman Avenue, as shown on the said survey.

BEING the same property conveyed to H.D. Estes by Warranty Deed from Eva Juanita Vantrease of record in Book 9775, page 221, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 723 Powers Avenue, Nashville, TN 37206
(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 hand this 4th day of April 2003

H. D. Estes

Davidson County DEEDWARR
Recvd: 04/11/03 10:26 2pgs
Fees:13.00 Taxes:314.50

20030411-0048425

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 Mary Estes, Unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 4th day of April, 2003.

Commission expires

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public