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Realty 42A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 05/23/03 11:01 3pgs
Fees:18.00 Taxes:1091.50
20030523-0070630

W & I Ref: (SK) Title No: 44569

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Pearson Tracey Pearson 5845 Beauregard Drive Nashville, Tennessee 37215	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302-1613

TAX MAP-PARCEL NUMBERS: 145-10-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lena T. Mann,** unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Pearson and spouse,Tracey Pearson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 41 on the Plan of Tyne Valley Estates Section 4 of record in Book 3600, page 10 Register's Office for said County to which plan reference is made for a complete description.

BEING the same property conveyed to Lena T. Mann by deed from Walter E. Robertson and wife, Edith L. Robertson of record in Book 4097, page 489, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600 Page 10, said Register's Office, which Plan shows a minimum building setback line and a 10 foot easement for public utility purposes along the broken rear lines of said lot; Restriction of record in Book 3574, page 303 said Register's Office.

This instrument is executed on behalf of Lena T. Mann by john Thurman Mann as Attorney in Fact pursuant to a Power of Attorney of record in Book 8038, page 401, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 5845 Beauregard Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2003 .

Lena T. Mann by John Thurman Mann

Lena T. Mann by: John Thurman Mann, Atty-in-Fact

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $295,000.00

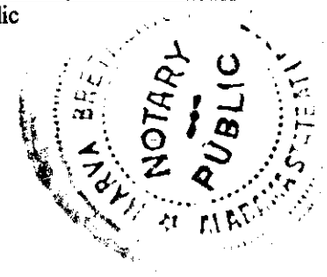
John T Mann

Affiant

Sworn and subscribed before me this 21st day of May, 2003

Notary Public

My Commission Expires: 6/25/05



State of Alabama
County of Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **John Thurman Mann** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lena T. Mann** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20 day of May, 2003

Notary Public

My Commission Expires: 6/25/05

EXHIBIT "A"

To

Warranty Deed

FROM: Lena T. Mann

TO: Ryan Pearson and Tracey Pearson

State of Alabama
County of Lauderdale

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John Thurman Mann, Affiant

Sworn to and subscribed before me this

20 day of May, 2003

Notary Public

My Commission Expires: 6/25/05