Realty 48A

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 $76,700.00

Mamee B. Evans
Affiant

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

Diane K. Nan
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 07/03/03 14:09 2pgs
Fees:13.00 Taxes:283.79

20030703-0092632

Address of New Owner:	Send Tax Bills to:	Tax Information
Mamee B. Evans	Countrywide Home Loans, Inc.	108-7B-162
213 Timberway Drive	718 Thompson Lane, Suite 104	
Nashville TN 37214	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 Huggins and wife, Vesta W. Huggins, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mamee B. Evans, 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, TN, being Unit No. 162 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, T.C.A., and as established by a Master Deed of record in Book 6549, page 475, and by Instrument of Clarification in Book 6561, page 141, Register's Office for said County, together with the undivided percentage interest in the common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Timber Lake Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.
>
> Being the same property conveyed to Ronnie Huggins and wife, Vesta W. Huggins, by deed from Carol J. Brock (now Ramsey), married, of record in Instrument No. 20020124-0009648, Register's Office for Davidson County.
>
> 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 213 Timberway Drive, Nashville, TN 37214

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.

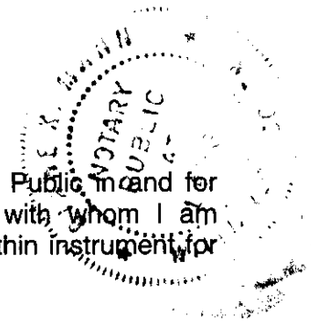
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of June, 2003.

Ronnie Huggins

Vesta W. Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON



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

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

Notary Public

My Commission expires 03/14/05