Box 17

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/03 15:12 2pgs
Fees:13.00 Taxes:765.90

20030722-0102637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pauletta D. Adams (NAME) | Countrywide Home Loans, Inc. (NAME) | MAP 171-3B |
| 641 Old Hickory Blvd. #21 (ADDRESS) | 718 Thompson Lane, Suite 104 (ADDRESS) | PARCEL 40 |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | Nashville, TN 37204 (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, Christine Ann Craft and Charles Robert Celania

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pauletta D. Adams

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:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine Ann Craft and Charles Robert Celania by deed dated 9/2/97 from Radnor Homes, Inc. of record in Book 10601, page 874, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 236, said Register's Office.

Subject to restrictions of record in Book 10126, page 435; Book 10224, page 683 corrected at Book 10294, page 850; Book 10393, page 11; Book 7798, page 843; By-Laws in Book 10126, page 489; Book 10275, page 959; Easements in Book 7993, page 269; Book 7851, page 712; Book 7358, page 643; Book 9607, page 431; Dedication in Book 10012, page 756; Charter in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 641 Old Hickory Blvd. #21, Brentwood, TN 37027
(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 our hand s this 14th day of July, 2003

Christine Ann Craft

Charles Robert Celania by Christine Ann Craft Atty. in Fact
Charles Robert Celania by Christine Ann Craft by Power of Attorney of record in Instrument No. Register's Office for Davidson County, TN

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Ann Craft

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2003.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On July 14, 2003, before me personally appeared Christine A. Craft to me known to be the person who executed the foregoing instrument in behalf of Charles R. Celania and acknowledged that she executed same as the free act and deed of said Charles R. Celania for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2003.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public