Davidson County DEEDWARR
Recvd: 07/28/03 12:24 2pgs
Fees:13.00 Taxes:673.40

20030728-0105017

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42084

WARRANTY DEED

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$182,000.00. Tricia Erskine
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **the** 11th **DAY OF JULY, 2003.**
Ann M. Ledet
Notary Public
MY COMMISSION EXPIRES: 7/25/2005

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #s
PATRICK M. O'HALLORAN	COUNTRYWIDE HOME LOANS	**160-15-A-38**
109 Hearthstone Manor Circle	P.O. BOX 660694	
Brentwood, TN 37027	DALLAS, TX 75266-0694	

FOR AND IN 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 **I, IRMGARD MORRISON, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK M. O'HALLORAN**

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. 38, Phase No. 3 on the Plan of Hearthstone Manor, a Planned Unit Development, of record in Book 6250, page 493, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Irmgard Morrison, unmarried, by deed from Syble J. Young, unmarried, of record in Book 10417, page 431, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) property known as 109 Hearthstone Manor Circle, Brentwood, Tennessee 37027

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 16 **DAY OF JULY, 2003.**

Irmgard Morrison
IRMGARD MORRISON

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 IRMGARD MORRIS, Unmarried, 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 the 16 day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.