07

Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(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
Charles McCain (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 102-15
875 Bresslyn Road (ADDRESS)	P.O. Box 660694 (ADDRESS)	PARCEL 50
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (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, Robert S. Cheek, III and wife, Maria F. Cheek

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles McCain

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 Lot No. 197 on the Plan of Brook Meade Section VI, as of record in Plat Book 2331, pages 3 and 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert S. Cheek, III and wife, Maria F. Cheek by deed from Laura Susan Ray and husband, Delene F. Leak of record in Book 11581, page 529, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2333, page 629, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, pages 3 and 4, said Register's Office.

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.

Davidson County DEEDWARR
Recvd: 08/04/03 09:17 2pgs
Fees:13.00 Taxes:854.70
20030804-0109847

unimproved ( )
This is improved (X) property, known as 875 Bresslyn Road, Nashville, TN 37205
(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 30th day of July, 2003

Robert S. Cheek, III

Maria F. Cheek by Robert S. Cheek, III by Power of Attorney of record in Instrument No. 20030804-0109846 Register's Office for Davidson County, TN

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 Robert S. Cheek III

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 Nashville, Tennessee, this 30th day of July 2003.

Commission expires 1/25/05

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 30, 2003 before me personally appeared Robert S. Cheek, III to me known to be the person who executed the foregoing instrument in behalf of Maria F. Cheek and acknowledged that he executed same as the free act and deed of said Maria F. Cheek for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 2003.

My Commission Expires:
1/25/05

Notary Public