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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/03 15:42 2pgs
Fees:13.00 Taxes:473.23

20030819-0120280

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFE[illegible]0.00
Affi[illegible]
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15th DAY OF August 20 03
NOTARY PUBLIC AT LARGE
Notary Public
My Commission Expires November 27, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chuck Baker (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 136-15-0-A
3405 Anderson Road, #117 (ADDRESS)	718 Thompson Lane, Suite 104 (ADDRESS)	PARCEL 25-CO
Antioch, TN 37013 (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, William E. Russell and Kirsta Russell, both unmarried

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

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. 25 on the Plan of Phase I, Watercrest Townhomes, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William E. Russell and Kirsta Russell, both unmarried by deed from William E. Russell, of record in Instrument 200004100035799, Register's Office for said County. See also Warranty Deed of record in Instrument 200002080012880, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 10788, Page 553; Book 1158, page 931; and Book 10788, page 591, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 888, said Register's Office; and (3) Easements of record in Book 2242, Page 139; Book 2875, page 299; Book 4438, page 711; and Book 11143, page 449, said Register's Office. * 20030819-0120281

Power of Attorney of record in Instrument *, said Register's Office.

unimproved ( )
This is improved (*) property, known as 3405 Anderson Rd. #117, Antioch, TN 37013
(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 15th day of August 20 03

William E. Russell by Russell A Northcutt, Her Attorney in Fact
William E. Russell

Kirsta Russell by Russell A Northcutt, Her Attorney in Fact
Kirsta Russell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____20_____ .

Commission expires _____ 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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ Notary Public

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, Richard A. Northcutt, 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 on behalf of William E. Russell and Krista Russell as their Attorney in Fact as the free act and deed of the within named William E. Russell and Krista Russell.

Witness my hand and official seal at Nashville, Tennessee the 15th day of August, 2003.

My Commission Expires: 1/29/05

