Davidson County DEEDWARR
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Fees:13.00 Taxes:712.25

20030905-0130055

# WARRANTY DEED

WESTERMAN-03MT0246

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

Subscribed and sworn to before me this 25th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/23/06

(AFFIX SEAL)

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandra Westerman | Countrywide Home Loans, Inc. | 155-08-C-42 |
| (NAME) | (NAME) | |
| 6648 Autumn Wood Dr. | 718 Thompson Lane, Suite 104 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NICK W. NOLTE AND PEGGY L. NOLTE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SANDRA WESTERMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 42 on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, pages 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nick W. Nolte and wife, Peggy L. Nolte by warranty deed from Robert C. Meline and wife Diane A. Meline of record In Book 9445, page 459, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 6648 Autumn Wood Dr., Nashville, Tennessee 37221
(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 my/our hand(s) this 25th day of August, 2003.

Nick W. Nolte
Nick W. Nolte

Peggy L. Nolte
Peggy L. Nolte

**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 Nick W. Nolte and Peggy L. Nolte, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of August, 2003.

My Commission Expires: 7/23/06

GEORGE R. WOODS, JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public