Davidson County DEEDWARR
Recvd: 09/30/03 12:58 2pgs
Fees:13.00 Taxes:281.20

20030930-0144147

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Bonnie Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF September 2003

Dolly T. Peay
Notary Public

MY COMMISSION EXPIRES: 7-30-05
(AFFIX SEAL)

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 30 2005

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Russell (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 87, GROUP 13
1017 Central Valley Court (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 84.00
Hermitage TN 37076 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	4D12926

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, Gordon Reid and wife, Glenda Reid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Russell and Wendell Russell a/k/a W. Mark Russell

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:

BEING Lot No. 243 on the Plan of Section 4, Valley Grove, of record in Plat Book 5800, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordon Reid and wife, Glenda Reid by deed from Maurice J. Schwegman and wife, Teri A. Schwagman of record in Instr: #20010329-0030097, Register's Office, Davidson County, Tennessee.

Gordon Reid executed this instrument on behalf of Glenda Reid pursuant to a Power of Attorney of record in Instr: #20030210-0018323, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6096, Page 291, said Register's Office.

This conveyance is subject to public utility and drainage easement, utility anchor easement, and minimum building setback line, of record in Plat Book 5800, Page 174, said Register's Office.

This conveyance is subject to any and all easements, if any.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1017-1019 Central Valley Court, Hermitage, TN 37076
(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 22nd day of September 2003

Gordon Reid

Gordon Reid
Glenda Reid
By: Glenda Reid by Gordon Reid P.O.A.
Gordon Reid, Attorney-in-fact by Power of Attorney recorded in Instrument No. 20030210-0018323

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Reid

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 Brentwood, Tennessee, this 22nd day of September, 2003.

Commission expires 7-30-05

Dolly T. Peay
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

DOLLY T. PEAY
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gordon Reid as Attorney-in-Fact for Glenda Reid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute the instrument on behalf of the maker. Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of September, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 3-25-06

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN0S263