03

Realty Title 48-A

WARRANTY DEED

G-MMREMAX-03-0549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Hailey	COUNTRYWIDE HOME LOANS 4500 PARK GRANADA CA	
549 Westboro Drive	(NAME)	90-16-98
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	CALABASAS, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW S. MARKINS AND WIFE, KATHERYN M. MARKINS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA HAILEY, 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:

Being Lot No. 113, on the Plan of Section Two, Westboro of record in Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew S. Markins and Katheryn M. Markins by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. as shown of record in Instrument No. 20000906-0087967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 549 Westboro Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of September, 2003.

Matthew S. Markins

Katheryn M. Markins

Davidson County DEEDWARR
Recvd: 10/02/03 09:33 2pgs
Fees:13.00 Taxes:464.35

20031002-0145326

STATE OF Tennessee
COUNTY OF Davidson

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Matthew S. Markins and wife, Katheryn M. Markins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

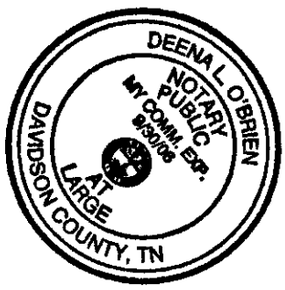
Witness my hand and official seal, this the 26th day of September, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)





RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903