File #200330750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,105.00.

Maria N. Stem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2003.

Notary Public

MY COMMISSION EXPIRES: 10-9-04

(AFFIX SEAL)

Notary At Large

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria N. Stem	Countrywide Home Loans, Inc.	P/O 151-40
(NAME) 7049 South Hampton Blvd.	(NAME) 2021 N. Gallatin Rd.	
(ADDRESS) Antioch TN 37013	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **OLE SOUTH PROPERTIES, INC.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MARIA N. STEM, UNMARRIED,** hereinafter called the GRANTEES, her 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 all of Lot No. 246, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a part of the same property conveyed to Cason Lane Development Partners, a Tennessee general partnership by Limited Warranty Deed dated September 4, 2002 of record in Instrument No. 20020909-0109123, and being further conveyed to Ole South Properties, Inc. by Quitclaim Deed dated July 21, 2003 of record in Instrument No. 20030723-0103043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382; Charter of Homeowners' Association of record in Instrument No. 20010531-0056381; Quitclaim Deed to Long Hunter's Homeowners' Association of record in Instrument No. 20010531-0056383; Twenty foot (20') wide Ingress/Egress Easement for Cemetery of record in Book 1101, Page 457 and Book 1115, Page 302; Water Main Easements twenty feet (20") wide to the Metropolitan Government of Nashville, Davidson County of record in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94; Utility Easement to Tennessee Telephone Company of record in Book 9661, Page 919; Transmission Line Easement granted to United States of America of record in Book 2338, Page 466; Declaration of Taking and Judgment for 150' wide easement for use by the Tennessee Valley Authority of record in Book 4446, Page 423 and Book 4535, Page 351; Easement to Crossman Communities of Tennessee, LLC for 6" force main sewer line of record in Instrument No. 20000906-0088272; Easement to Crossman Communities of Tennessee, LLC for sewer lines, storm drainage facilities and lift station of record in Instrument No. 20000906-0088271; Sewer and/or Storm Drainage Easement to Metropolitian Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20001030-0107415; Subject to all matters of record on the Boundary Plat of record in Book 7900, Page 595, and, any and all matters shown on plat of record in Instrument No. 20030707-0093205; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 7049 South Hampton Blvd., 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, her heirs and assigns forever; and Grantor covenants with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, her 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.

Davidson County DEEDWARR
Recvd: 10/02/03 10:35 2pgs
Fees:13.00 Taxes:403.69
20031002-0145481

Witness our hands this 30th day of September, 2003.

Ole South Properties, Inc.

BY: _____ 9/30/03

Roger Case, Vice-President

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Roger Case, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Ole South Properties, Inc., the within named bargainor, a corporation, and that he as such officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as officer.

Witness my hand and official seal, this 30th day of September, 2003.

Notary Public

My Commission Expires: 10-19-04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167