WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 30, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rame Eskridge (NAME)	Countrywide Home Loans (NAME)	MAP 061-02
815 Joyce Lane (ADDRESS)	718 Thompson Lane Ste 104 (ADDRESS)	PARCEL 134
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37204-3612 (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, Margaret B. Nichols, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rame Eskridge, Unmarried

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 Lot No. 37 on the Map of Section Three, Gra-Mar Acres as of record in Book 2133, page 108, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Archie W. Nichols and wife, Margaret B. Nichols, by Warranty Deed from Ola W. Mealer and wife Lora L. Mealer, of record at Book 3647, page 263, Register's Office for Davidson County, Tennessee. The said Archie W. Nichols having since died.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Alisa Huling executes this Instrument as Attorney-in-Fact, pursuant to Special Power-of-Attorney of record by Instrument No. 20031022-0156130, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/22/03 10:12 2pgs
Fees:13.00 Taxes:327.45

20031022-0156131

unimproved ( )
This is improved (X) property, known as 815 Joyce Lane, Nashville, TN 37216
(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 hand this 13th day of October, 2003

Margaret B. Nichols
By: Margaret B. Nichols by Alisa Huling
Alisa Huling, Attorney-in-fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of OCTOBER, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared, ALISA HULING, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of MARGARET B. NICHOLS, as HER attorney in fact, being authorized so to do, and acknowledged she executed the same as the free act of MARGARET B. NICHOLS.

Witness my hand and official seal at Goodlettsville, Tennessee, this 13th day of OCTOBER 2003.

Mary Birthright
NOTARY PUBLIC



My Commission Expires OCT. 25, 2003

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
037N05761