BOX #14A

G#16747-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Charles A. Burdeshaw (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	MAP 104-13-0-F
139 Brighton Close (ADDRESS)	P. O. Box 660694 (ADDRESS)	PARCEL 139.00co
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	[FB #07DA-93056]

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~~, I, Sylvia Sampson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Burdeshaw and Rosemary B. Burdeshaw, husband and wife

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 Unit No. 139 on the Plan of Brighton Close, Phase II, Units 139 and 140, a Planned Unit Development, a Horizontal Property Regime, as of record in Book 7900, Page 810, amending Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Louis Sampson and wife, Sylvia Sampson, by Warranty Deed dated November 9, 1994, from Brighton Close, Ltd., limited partnership, of record in Book 9517, Page 732, Register's Office for Davidson County, Tennessee. Said interest is now vested in Sylvia Sampson, as surviving tenant by the entirety, the said Louis Sampson having died November 12, 2002.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7522, Page 108, and as amended in Book 7557, Page 621, further amended in Book 7807, Page 500, in Book 7871, Page 343, for Phase II of record in Book 8273, Page 884, in Book 8561, Pages 812, 819, 824, 829, 834, 839, and 844, amended in Book 8698, Page 557, and in Book 9372, Page 356, and as amended and restated under Instrument No. 20001003-0098148, said Register's Office; By-Laws of record in Book 7522, Page 123, and as

CONTINUED

unimproved ( ) This is improved (X) property, known as 139 Brighton Close, Nashville, TN 37215
(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 5th day of December, 2003

Sylvia Sampson

Sylvia Sampson

Davidson County DEEDWARR
Recvd: 12/09/03 10:36 2pgs
Fees:13.00 Taxes:1367.15

20031209-0176385

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 Sylvia Sampson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE Tennessee, this 5th day of December, 2003.

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, 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 _____, 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 _____.

Comm. Expires 04/10/05

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

amended and restated under Instrument No. 20001003-0098148, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.