Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/03 12:50 2pgs
Fees:13.00 Taxes:240.50

20031209-0176452

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Talley (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 120-2
1307 Vultee Blvd. (ADDRESS)	2021 N. Gallatin Road, Suite 292 (ADDRESS)	PARCEL 75
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Peggy J. Dyer and Barbara Jean Mears heirs at law of Violet A. Baker, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Talley

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. 15 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County, described as follows:

Said Lot No. 15 fronts 60 feet on the south side of Vultee Boulevard and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to John T. Baker and wife, Violet A Baker by deed recorded 2/9/65 from Homer H. Lane, Jr. and wife, Elsie W. Lane of record in Book 3858, page 691, Register's Office for Davidson County, Tennessee. Said property vested in Violet A. Baker by Final Decree of divorce dated 3/2/73 from John T. Baker of record in Book 4703, page 535, said Register's Office. The said Violet A. Baker having since died 12/30/02 and Peggy J. Dyer and Barbara Jean Mears being her heirs at law.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, page 92, said Register's Office.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1307 Vultee Blvd., Nashville, TN 37217
(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 26th day of November, 2003

Peggy J. Dyer
Peggy J. Dyer

Barbara Jean Mears by Peggy Dyer attorney in fact
Barbara Jean Mears by Peggy Dyer by Power of Attorney of recording

Instrument No. 20031209-0176451 Register's Office for Davidson County, TN

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 Peggy J. Dyer

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 26th day of November, 2003.

Commission expires 11/26/05

Laura A. Beasley
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On November 26, 2003 before me personally appeared Peggy J. Dyer to me known to be the person who executed the foregoing instrument in behalf of Barbara Jean Mears and acknowledged that she executed same as the free act and deed of said Barbara Jean Mears for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of November, 2003.

My Commission Expires:

11/26/05

Laura A. Beasley
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED