WARRANTY DEED

TRAVIS-H03696

STATE OF Tennessee
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00 .
Affiant
SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF December, 2003.
(Affix Seal) Notary Public
My Commission Expires: 4-25-06

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nansy M. Travis, a married woman	Countrywide Homes Loans	42-8-124
220 Nesbitt Lane	718 Thompson Lane Ste. 104	
Madison, TN 37115	Nashville, TN 37204	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOE O. DIMOWO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NANSY M. TRAVIS, A MARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Lot No. 60B of the Heritage Place Subdivision, as of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee ,to which reference is made for a more complete description.

Being the same property conveyed to John O. Dimowo from Claudine D. Dimowo by Quitclaim Deed of record in Book 9919, Page 273, Register's Office for Davidson County, Tennessee on January 17, 1996.

( ) unimproved
This is (X) improved property know as 220 Nesbitt Lane, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 5th day of December, 2003 :

Davidson County DEEDWARR
Recvd: 12/10/03 13:01 2pgs
Fees:13.00 Taxes:277.13
20031210-0177176

John O. Dimowo
~~Joe O. Dimowo~~ John O. Dimowo

STATE OF California
COUNTY OF Orange

*John

*Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE O. DIMOWO, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Anaheim, California, this 5th day of December, 2003.

P S Bullock
Notary Public

My Commission Expires: Jan 11, 2005

P. S. BULLOCK
Comm. # 1290109
NOTARY PUBLIC-CALIFORNIA
Orange County
My Comm. Expires Jan. 11, 2005

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 60B of the Heritage Place Subdivision, as of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee ,to which reference is made for a more complete description.

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