FILE BOX 30

Return to:
Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027
301271

Davidson County DEEDWARR
Recvd: 12/15/03 13:16 2pgs
Fees:13.00 Taxes:529.10
20031215-0179017

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $143,000.00.

Subsribed and sworn before me this the 11th day of December, 2003.

Affiant

Notary Public

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE (Affix Seal) DAVIDSON COUNTY, TENN
MY COMMISSION EXPIRES JULY 29, 2006

WARRANTY DEED

This instrument prepared by: **SOUTHEAST TITLE of Tennessee, Inc.** 301271

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Mabel C. Higgins and husband, Christopher A. Higgins
304 Sixteenth Street
Old Hickory, TN 37138

Send tax bills to:
COUNTRYWIDE HOME LOANS, INC.
4500 Park Granada
Calabasa, CA 91302-1613

Map 53-3 Parcel 436

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,

Jesse Butterworth and wife, Marisa Butterworth

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Mabel C. Higgins and husband, Christopher A. Higgins

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot B on the Plan of Resubdivision of Lot No. 20, Section "E", Village of Old Hickory of record in Book 4060, Page 187 and corrected in Book 4398, Page 567, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Butterworth and wife, Marissa Butterworth, husband and wife by Deed dated 8-26-02 of record in Instrument Number 20020905-0107872, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 304 Sixteenth Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 11th day of December, 2003.

Jesse Butterworth

Marisa Butterworth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Jesse Butterworth and Marisa Butterworth, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12/11/03.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
MY COMMISSION EXPIRES
JULY 29, 2006

Notary Public