Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N13048

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00.

Subscribed and sworn to before me, this 19th day of December, 2003.

My Commission Expires: 1-27-07

Affiant

Notary Public

File No. N13048

J. NICOLE THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/23/03 10:23 2pgs
Fees:13.00 Taxes:714.10
20031223-0182302

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.,
15 Century Boulevard, Ste. 101
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Carol P. Adams		NAME: Countrywide Home Loans, Inc.	
STREET ADDRESS: 6948 Stone Creek Rd		STREET ADDRESS: P.O. Box 67009	
CITY: Nashville	STATE: Tennessee	CITY: Dallas	STATE: Texas
ZIP CODE: 37221		ZIP CODE: 75267-0009	
MAP & PARCEL NO.: 141-15-0-B-062.00 CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sam Peden

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Carol P. Adams

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Lot Number 108 on the Plan of Rolling River Estates, Phase 3, as shown by plat of record in Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Sam Peden by Special Warranty Deed from Federal National Mortgage Association, dated 07/07/03, recorded 08/04/03, as Document No. 200308040109875, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6948 Stone Creek Rd, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of December, 2003.

Sam Peden

State of Tennessee
County of Davidson } ss

On this the 19th day of December, 2003, before me, the undersigned Notary Public, personally appeared **Sam Peden**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires 1-27-07

NICO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission

WARRANTY DEED