Davidson County DEEDWARR
Recvd: 03/02/04 14:43 2pgs
Fees:13.00 Taxes:310.43

20040302-0023640

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Danny Rader**
Address **614 Moore Avenue**
City/State/Zip **Nashville, TN 37203**

SEND TAX BILLS TO:
Name **Countrywide Home Loans**
Address **P.O. Box 660694**
City/State/Zip **Dallas, Texas 75266-0694**

FOR AND IN CONSIDERATION of the sum of **$10.00**. **David W. Hinson, An Unmarried Man** has this day bargained and sold, and does hereby transfer and convey unto **Danny Rader and Leah R. Jensen-Rader, Husband and Wife as Joint Tenants, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being the East one half (1/2) of Lot No. 21 on the Plan of Moore Property Subdivision, as of record in Book 137, page 91, Register's Office for Davidson County, Tennessee

The Plan does not show dimensions but according to the Deeds, said part of said Lot fronts 50 feet on the North side of Moore Avenue and runs back between parallel lines 148.5 feet to an alley.

Being the same property conveyed to David W. Hinson by deed from Wells Fargo Bank Minnesota, National Association, F/K/A Norwest Bank Minnesota National Association as Trustee for the registered holders of Option One Mortgage Loan Trust 1999-C Asset-Backed Certificates, Series 1999C without recourse, dated January 13, 2003, and of record in Instrument Number 20030121-0008309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 105 Group 07 Parcel 305

This is improved property known as: 614 Moore Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **20th** day of **February, 2004**.

David W. Hinson

By: Ed McLaurin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **David W. Hinson** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **20th** day of **February, 2004**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me, Christopher M. Corriveau, of the state and county mentioned, personally appeared Ed McLaurin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David W. Hinson, and who acknowledged that such person executed the same as the free act and deed of David W. Hinson.

WITNESS MY HAND and official seal at office, this **20th** day of **February, 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$83,900.00**

Affiant Davy Poda

Subscribed and sworn to before me, this the 20th day of February, 2004.

My commission expires June 18, 2005

C.M. Corriveau
Notary Public - Register

CHRISTOPHER M. CORRIVEAU
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE