McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $115,500.00

Affiant

Subscribed and sworn to before me,
this 26th day of March, 2004.

Notary Public

My commission expires:

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 04/08/04 11:50 2pgs
Fees:13.00 Taxes:427.35

20040408-0040222

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Megan L. Dean	**Countrywide Home Loans, Inc**	**161-03-0-132.00**
5037 N. Hilson Drive	**750 Old Hickory, Suite 180**	
Nashville, TN 37211	**Brentwood, Tennessee 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John L. Washam and wife, Kimberly J. Washam

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

Megan L. Dean

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. 13, on the Plan of McMurray Park, of record in Book 5050, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This property has been owned by John L. Washam and wife, Kimberly J. Washam since May 29, 2001.

Being the same property conveyed to John L. Washam and wife, Kimberly J. Washam, by Warranty Deed, from Stephen Lancaster and wife, Sarah Lancaster, of record in Instrument No. 20010605-0058888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, page 89, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5185, page 137, Register's Office for DAVIDSON County, Tennessee.
Any and all visible easements lying on or across the property.

Subject to flow of any streams on and across subject property.

This is improved (__X__) unimproved (____) property known as 5037 N. Hilson Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 26th day of March, 2004.

John L. Washam

Kimberly J. Washam

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, John L. Washam and wife, Kimberly J. Washam, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2004.

Notary Public

My Commission Expires: 01/21/04

DONNA A. SPERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN