WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2000

Notary Public

MY COMMISSION EXPIRES: January 26, 2004
(AFFIX SEAL)

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Cozart (NAME)	WELLS FARGO HOME MORTGAGE, INC. (NAME)	129-7-48
105 Vaughn's Gap Road (ADDRESS)	403 SW FIFTH STREET (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Des Moines, IA 55309 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Santa Rita Homes, a Nevada Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Cozart, an unmarried man

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. 1008 on the resubdivision of Lots Nos. 1007 and 1008 on the Plan of West Meade Farms, Inc., Section 6-A, of record in Plat Book 6200, Page 164, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Santa Rita Homes Inc. a Nevada Corporation by deed from Eileen P. Casell of record in Book 8586, page 727, Register's office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2000 and subsequent years, easements, and restrictions.

Instr:200005020043474 Page: 1 OF 2
REC'D FOR REC 05/02/2000 8:43:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1461.50

unimproved ( )
This is improved (X) property, known as 105 Vaughn's Gap Road, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 hand this 27th day of April, 2000

Santa Rita Homes, a Nevada Corporation
By: Helen J. Brown
Helen J. Brown, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Helen J. Brown and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President and _____ respectively of the Santa Rita Homes the within named bargainor, and corporation, and that she as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Helen J. Brown as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 27th day of April, 2000 .

My commission expires January 25, 2004

Notary Public

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.