Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy., Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Millicent Offei-Nkansah
Affiant

Davidson County DEEDWARR
Recvd: 08/23/01 10:42 2pgs
Fees:13.00 Taxes:740.00
20010823-0091064

Subscribed and sworn to before me, this 17th day of August, 2001.

Angela A. Ramsey
Notary Public
My commission expires:

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Millicent Offei-Nkansah 1604 Mallard Creek Court Antioch TN 37013	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, TN 37204	150-12-0-A 204.000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobby Ray Deal, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Millicent Offei-Nkansah and husband, Baffuor Offei-Nkansah, hereinafter called the Grantees, their successors 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. 46, on the plan of Kensal Green, North of record in Plat Book 7900, Page 951, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Bobby Ray Deal and wife, Tara Lyn Deal by Warranty Deed dated June 9, 1998, from Beazer Homes dba Phillips Builders of record in Book 10979, Page 547, Register's Office for Davidson County, Tennessee. Pursuant to an Order to Compel filed 6-18-2001, Docket #99D-2661 in the Second Circuit Court for Davidson County, Tennessee, all right title and interest in said property was divested out of Tara Lyn Deal and vested in Bobby Ray Deal solely for the purpose of executing any and all documents necessary to sell and close on subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1604 Mallard Creek Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of August, 2001.

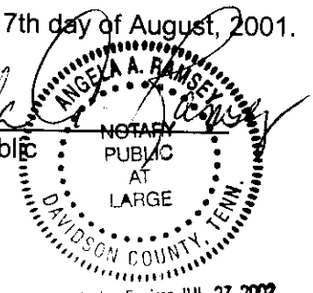
Bobby Ray Deal
Bobby Ray Deal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobby Ray Deal, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN this 17th day of August, 2001.

Notary Public



My Commission expires

My Commission Expires JUL 27, 2002