THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***195,600.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 2002.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 11/26/02 12:01 2pgs
Fees:13.00 Taxes:723.72
20021126-0146533

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

LEONARD BRABSON, JR.
1110 Forrest Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

COUNTRYWIDE HOME
LOANS, INC.
2021 N. Gallatin Road #292
Madison, Tennessee 37115

MAP & PARCEL NOS.

MAP 83-9
PARCEL 121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FIVE THOUSAND SIX HUNDRED AND 00/100 ($***195,600.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, REYNOLDS PROPERTIES & RENOVATIONS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LEONARD BRABSON, JR. and wife, DANIELLE BRABSON, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Map of Bransford and McWhirters Subdivision of Allison Place of record in Plat Book 161, page 109, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 50.0 feet on the southerly side of Forrest Avenue and extends back between parallel lines 160.0 feet to an alley in the rear measuring 50.0 feet thereon.

BEING the same property conveyed to Reynolds Properties and Renovations, LLC, by deed from Estate of Josephine Thompson, deceased, and Thomas Wayne Long, individually, of record as Instrument No. 20020729-0090342 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1110 Forrest Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Bransford and McWhirters Subdivision of Allison Place of record in Book 161, page 109, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

WITNESS my hand this 25th day of November, 2002, the limited liability company party, having caused its name to be signed hereto by its duly authorized officer on said day and date.

REYNOLDS PROPERTIES & RENOVATIONS, LLC

BY: _____
Timothy Reynolds
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TIMOTHY REYNOLDS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Reynolds Properties & Renovations, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Chief Manager.

WITNESS my hand and official seal this 25th day of November, 2002.

_____
Notary Public

My Commission Expires: 10.12.05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee