This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
332 Cedarcreek Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $125,000.00.

Chad R. Stall
Affiant

Subscribed and sworn before me this the 27th of November, 2002.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 11/27/02 14:21 2pgs
Fees:13.00 Taxes:462.50
20021127-0147357

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires November 27, 2004

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chad R. Stall	Countrywide Home Loans, Inc.	097-13-0-024
3213 Blackwood Drive	718 Thompson Lane, Suite 104	
Nashville, TN 37214	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donnie F. Sanders and Deborah A. Sanders, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chad R. Stall and Casey L. Hix, as Joint Tenants with Rights of Survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 135, Section 2, Larchwood, of record in Plat Book 5200, pages 57,58, and 59, Register's Office for Davidson County, Tennessee, reference to plat is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONNIE F. SANDERS AND WIFE, DEBORAH A. SANDERS, by deed from RONALD A. LABIER AND WIFE, BARBARA A. LABIER, of record in Book 9166, page 957, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3213 Blackwood Drive, Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 27th of November, 2002.

Donnie F. Sanders
Donnie F. Sanders

Deborah A. Sanders
Deborah A. Sanders

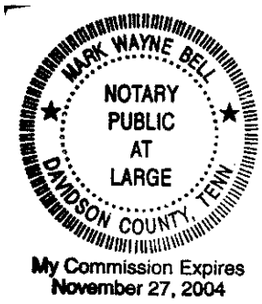
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donnie F. Sanders and Deborah A. Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th of November, 2002.

My commission expires:

Notary Public



My Commission Expires
November 27, 2004