ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bryan Keith Brooks	Countrywide Home Loans, Inc.	Map 141-12-0-C
7725 River Bend Way	P.O. Box 660694	Parcel 002.00
Nashville, TN 37221	Dallas, TX 75266-0694	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert S. Larkins** and **wife, Janice E. Larkins**, (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Keith Brooks, an unmarried person,** (herein referred to as "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County,Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of River Bend Estates, of record in Plat Book 6900, pages 504 and 505, and as amended by Surveyor's Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to Robert S. Larkins and wife, Janice E. Larkins by deed of record as instrument No. 200007110068480, Register's Office for Davidson County, Tennessee.

This description is the same as used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes for the year 2003, a lien, but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorata share thereof to Grantee who will be responsible for payment of said taxes;

2. Matters shown on the Plan of record in Book 6900, page(s) 504, as revised in Book 7465, page 833, Register's Office for Davidson County, Tennessee;

Davidson County DEEDWARR
Recvd: 05/01/03 11:39 3pgs
Fees:18.00 Taxes:740.00
20030501-0058154

3. Restrictive Covenants contained in instrument of record in Book 7112, page 481, Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, and Book 7549, page 893, Register's Office for Davidson County, Tennessee;

4. Easement for Sanitary Sewer of record in Book 4817, page 792, Register's Office of Davidson County, Tennessee.

5. Easement for Water Line of record in Book 6621, page 303, Register's Office of Davidson County, Tennessee.

6. Easement for TVA of record in Book 4581, page 307, Register's Office of Davidson County, Tennessee.

7. Easement for Storm Water Detention of record in Book 7278, page 822, Register's Office of Davidson County, Tennessee.

8. Homeowners' Association Charter of record in Book 7347, page 636, Register's Office of Davidson County, Tennessee.

9. Dedication of Common Area of record in Book 9462, page 679, Register's Office of Davidson County, Tennessee.

10. By-Laws of record in Book 7347, page 643, Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 7725 River Bend Way, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2003.

Notary Public

My commission expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WITNESS our hands this 30 day of April, 2003.

Robert S. Larkins

Janice E. Larkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Larkins and Janice E. Larkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2003.

Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN