PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 44548
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/16/03 08:58 2pgs
Fees:13.00 Taxes:950.90
20030516-0066963

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bryan R. Fastenau Shari L. Fastenau 313 Hollybrook Crescent Nashville, Tennessee 37221	Bank of America 275 Valencia Avenue Brea, California 92923

TAX MAP-PARCEL NUMBERS: 155-16-A-176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Victoria P. Brown, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bryan R. Fastenau and spouse, Shari L. Fastenau** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Traceside, Section Seven of record in Book 9700, page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Keith E. Brown and wife, Victoria P. Brown by deed from Centex Homes, a Nevada General Partnership of record in Book 11413, page 796, said Register's Office. By Quitclaim Deed of record in Doc. No. 20030129-0012050, Register's Office for said County. Keith E. Brown conveyed his interest in subject property to Victoria P. Brown.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 423, said Register's Office, which Plan shows a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line(s); and a 15 foot easement for public utility and drainage purposes along the front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 313 Hollybrook Crescent, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

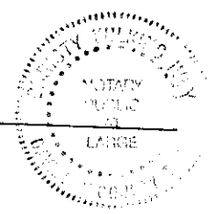
WITNESS THE EXECUTION HEREOF this 14th day of May, 2003.

Victoria P. Brown

State of TENNESSEE
County of DAVIDSON

On this 14th day of May, 2003 , before me the undersigned authority, personally appeared Victoria P. Brown , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

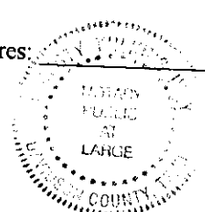
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $257,000.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2003

My Commission Expires: _____



My Commission Expires 7/26/2003

Notary Public