After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

037N01975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of June, 2003.

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael E. Ezell and Elizabeth D. Ezell
1465 Timber Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER
Countywide Home Loans, Inc.
4500 Granada
Calabasas, CA 91302-1613

MAP-PARCEL NUMBERS:

172-040-A-49

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony C. Eckhoff and wife, Tanya Eckhoff** hereinafter referred to as Grantors, hereby transfers and conveys to **Michael E. Ezell and wife, Elizabeth D. Ezell** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Being Lot. No. 49 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record at Instrument No. 2000 020 9001 3331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony C. Eckhoff and wife,Tanya Eckhoff by Warranty Deed from NVR, Inc. a Virginia Corporation, Successor by merger to FoxRidge Homes, Inc. of record at Instrument No. 2001 020 1001 0056, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 06/24/03 13:28 2pgs
Fees:13.00 Taxes:762.20
20030624-0086806

08658-BW

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record at Instrument No. 2000 0209 001 3331, Register's Office forDavidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11189, Page 612; Book 11356, Page 815; Book 11629, Page 906, Register's Office forDavidson County, Tennessee.

Easement of record in Book 7461, Page 773; Book 7461, Page 805; Book 11608, Page 467; Book 11189, Page 612, Register's Office forDavidson County, Tennessee.

Master Deed of record in Book 11356,Page 840, Register's Office forDavidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien 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 GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1465 Timber Ridge Drive, Nashville, TN 37211.

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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; and I do further covenant and bind myself, my heirs 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. 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 20th day of June, 2003.

X _____
Anthony C. Eckhoff

X _____
Tanya Eckhoff

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony C. Eckhoff and Tanya Eckhoff, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2003.

_____
Notary Public

My Commission Expires: 11/2/2006

08658-BW