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 $100,000.00.

Affiant

Subscribed and sworn before me this the 30th of June, 2003.

Notary Public
My commission expires:

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

Davidson County DEEDWARR
Recvd: 07/02/03 16:07 2pgs
Fees:13.00 Taxes:370.00
20030702-0091860

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John T. Burgess 188 Radnor St. Nashville, TN 37211	Countrywide Home Loans, Inc. 718 Thompson Lane, Suite 104 Nashville, TN 37204	119-14-225

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, Patricia J. Bennett A/K/A Patricia J. Sexton and Lester V. Bennett, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John T. Burgess and Patricia D. Burgess, husband and wife, as Joint Tennants with Right 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:

Being Lot "A" in the William Lee Subdivision of the Roth Property of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee, described according to a survey by Hickerson-Miler Surveyors, dated 4/3/58, known as Lot 3 on the re-subdivision of Lot "A", said survey, being attached to and part of the deed of record in Book 9691, page 504, said Register's Office.

Being the same property conveyed to PATRICIA J. SEXTON, UNMARRIED, by deed of record in Book 9884, page 573, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 188 Radnor St., 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, 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 30th of June, 2003.

Patricia J. Bennett A/K/A Patricia J. Sexton

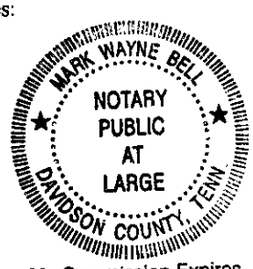
Lester V. Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia J. Bennett A/K/A Patricia J. Sexton and Lester V. Bennett, 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 30th of June, 2003.

My commission expires:



My Commission Expires
November 27, 2004

Notary Public