(1)

Realty Title 07

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me, this 30th day of January, 2004.

Notary Public
My commission expires:

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 02/04/04 13:31 2pgs
Fees:13.00 Taxes:1154.40
20040204-0013712

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew T. Cobb	America's Wholesale Lender	172-09-0-A
804 Wickshire Drive	P.O. Box 10212	112.00 CO
Brentwood TN 37027	Van Nuys, CA 91410	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick E. McAlister and wife, Laura Nicole McAlister,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew T. Cobb and wife, Shannon M. Cobb**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee being Lot No. 112 on the Plan of Banbury Crossing Section 3, of record in Book No. 9700, Pages 665 and 666, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patrick E. McAlister and wife, Laura Nicole McAlister by deed from The Jones Company Custom Homes of TN, Inc. dated October 13, 1999, of record in Book 11702, Page 798, Register's Offcie for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 804 Wickshire Drive, Brentwood, TN 37027

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of January, 2004.

Patrick E. McAlister **Laura Nicole McAlister**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patrick E. McAlister and Laura Nicole McAlister**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 30th day of January, 2004.

Notary Public

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires