39-B

This Instrument Was Prepared By:

Kirk C. Waite, Attorney
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me,
This 20th day of February, 2004

Notary Public

My Commission Expires: 7-30-05

Davidson County DEEDWARR
Recvd: 02/24/04 15:13 2pgs
Fees:13.00 Taxes:814.00
20040224-0020983

Address New Owner	Send Tax Bills to:	Map-Parcel
Nathan T. Nicholson	Countrywide Home Loans	146-7-13.00
5012 Ragland Drive	750 Old Hickory Blvd. Suite # 180	
Nashville, TN 37220	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jan Leah Todd, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Nathan T. Nicholson, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Ragland Estates, of record in Plat Book 2663, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 174 feet on the easterly side of Ragland Drive and runs back 269.3 feet on the northerly line and 267.1 feet on the southerly line to a dead line in the rear, on which it measures 174 feet.

Being the same property conveyed to Jan Leah Todd by Quitclaim Deed from Alex Thomas Todd, unmarried, dated September 23, 1986, recorded Navember 12, 1986, of record in Book 7037, page 766, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2004 and subsequent years
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

This is improved property known as 5012 Ragland Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of February, 2004.

Jan Leah Todd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public of the State and County aforesaid, personally appeared Jan Leah Todd, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that they as such executed the foregoing instrument for the purpose therein contained, by signingtheir name.

Witness my hand, at Nashville, Tennessee, this 20th day of February, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006