This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

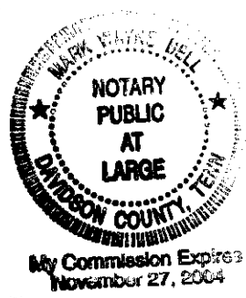
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $253,000.00.

Affiant

Subscribed and sworn before me this the 16th of March, 2004.

Notary Public
My commission expires:



Davidson County DEEDWARR
Recvd: 03/17/04 15:05 2pgs
Fees:13.00 Taxes:936.10

20040317-0030518

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald Ellis	Countrywide Home Loans, Inc.	104-6-B-702 CO
3314 West End Ave. #702	3011 Armory Dr., Suite 120	
Nashville, TN 37203	Nashville, TN 37204	

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, James G. McRoberts and spouse, Gloria H. McRoberts, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ronald C. Ellis and wife, Kelly M. Ellis, as Tenants by the Entirety, 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:

Land in Davidson County, Tennessee, being Unit No. 702, as shown on the map entitled Park Road Condominiums, of record in Plat Book 5200, page(s) 390, 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 JAMES G. MCROBERTS AND SPOUSE, GLORIA H. MCROBERTS, by deed from EMILY E. SANDERS, A SINGLE PERSON, of record in Book 9270, page 394, dated March 4, 1994, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3314 West End Ave. #702, Nashville, TN 37203.

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 16th of March, 2004.

James G. McRoberts

Gloria H. McRoberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James G. McRoberts and Gloria H. McRoberts, 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 16th of March, 2004.

My commission expires:

Notary Public

