Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1120

Davidson County DEEDWARR
Recvd: 05/06/04 11:01 2pgs
Fees:13.00 Taxes:530.95
20040506-0051834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael O. McKinney, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Jackson, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the Plan of Rutledge House Condominiums, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael O. McKinney by Warranty Deed of record in Instrument No. 20001027-0106775, re-recorded as Instrument No. 20010706-0072470,dated October 23, 2000, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 123 Lea Avenue, Nashville TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2004

Michael O. McKinney

State of Tennessee)
County of Davidson)

On this 30th day of April, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael O. McKinney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143,500.00.

X. Robert Jackson
Affiant

Sworn and subscribed before me on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Robert Jackson
123 Lea Avenue
Nashville, TN 37210

RESPONSIBLE FOR TAX PAYMENT:
Countrywide Mortgage Ventures
7105 Corporate Drive PTX A-603
Plano, TX 75024

TAX MAP-PARCEL #:
93-11-C-5CO