WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eric W. O'Reilly	Countrywide Home Loans, Inc.	Map 135.11
346 Longhunter Court	750 Old Hickory Blvd. Ste. 180	Group 0C
Nashville, TN 37217	Brentwood, TN 37027	Parcel 021.00 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mary Sue Worley and Muriel Wayne Messick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eric W. O'Reilly

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 21, on the Plan of Phase One, Nashboro Village - Tract 18, of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Sue Worley and Muriel Wayne Messick, joint tenants with rights of survivorship, by deed from Westminster Homes of Tennessee, Inc., of record in Instrument 20020313-0031617, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20010322-0027767; Instrument 20001031-0108075; Instrument 20000627-0063887; Instrument 20021211-0152723; and Book 11703, Page 621, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 11700, Page 48, amending Plat Book 9700, Page 968, said Register's Office; (3) Easements of record in Book 11594, Page 299 and Book 4860, Page 73, said Register's Office; (4) Storm Water Detention Agreement of record in Instrument 20010314002417 9, said Register's Office; (5) Lease Agreement of record in Book 10690, Page 327, said Register's Office; and (6) Agreement to Use Fitness Center and Swimming Pool of record in Instrument 200205070056329, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 346 Longhunter Court, Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 5th day of May, 2004.

Mary Sue Worley

Muriel Wayne Messick

Davidson County DEEDWARR
Recvd: 05/07/04 12:08 2pgs
Fees:13.00 Taxes:599.40

20040507-0052311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Sue Worley and Muriel Wayne Messick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2004.

My Commission Expires: 1-27-07

NOTARY PUBLIC

