WARRANTY DEED

Return To:
CONSUMER TRUST TITLE & ESCROW LLC
219 WARD CIRCLE, STE 3
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2004

Notary Public

My COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY LEIGH GRIMM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/23/04 11:01 2pgs
Fees:13.00 Taxes:288.23
20040623-0074446

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Corp, Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

My Commission Expires JUNE 8, 2008

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay B. Eitneier	Countrywide Home Loans	108-7-B
(NAME)	(NAME)	(MAP)
338 Timberway Circle	750 Old Hickory Blvd, #180, Brentwood TN, 37027	102CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Keith D. Brooks and wife, Jenny Leigh Brooks, (f/k/a Jenny Leigh Jones), hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kay B. Eitneier, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 102-I of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Circle, Nashville, TN, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 6549, page 513, as Exhibit A-2 to Master Deed, said Register's Office, and described in a Master Deed recorded in Book 6549, page 475, as corrected in Book 7153, page 617, Clarification of record in Book 6561, page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475, as corrected in Book 7153, page 617, Clarification of record in Book 6561, page 141, and By-Laws recorded in Book 6549, page 520, as Exhibit B to Master Deed, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Keith D. Brooks, Jenny Leigh Jones, William M. Jones and wife, Sandra K. Jones by deed from Michael A. Schmittou and wife, Letha A. Schmittou, dated April 20, 2001, of record in Instrument No. 20010510-0048778, Register's Office for Davidson County, TN.

Jenny Leigh Jones is one and the same person as Jenny Leigh Brooks.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 338 Timberway Circle, Nashville, Tennessee 37214

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 my/our hand(s) this 21st day of June, 2004.

Keith D. Brooks

Jenny Leigh Brooks

William M. Jones, by: Keith D. Brooks
Attorney-in-Fact

Sandra K. Jones, by: Keith D. Brooks
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Keith D. Brooks and wife Jenny Leigh Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of June, 2004.

Notary Public

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Keith D. Brooks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged to be the Attorney in Fact for William M. Jones and Sandra K. Jones, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s), William M. Jones and Sandra K. Jones, the bargainor(s), by the said, Keith D. Brooks, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 21st day of June, 2004.

Notary Public

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE