Name and Address of New Owners:

Amy R. Dillon
4908 Cypress Drive
Nashville, TN 37211

Send Tax Notices To:
Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

FROM INFORMATION FURNISHED BY

MAP 148 GROUP 13 PARCEL 134

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, VIRGINIA MARIE M. ROBERTS, JOHN E. ROBERTS, JR. and SHERRY SMITH, have bargained and sold and do hereby transfer and convey unto AMY R. DILLON, a married woman, her heirs and/or assigns, forever, that certain tract of real estate situated in a certain Civil District of Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Lot No. 250 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 250 fronts 100.1 feet on the east side of Cypress Drive and runs back 169.2 feet on the north line and 165.4 feet on the south line to a dead line in the rear on which it measures 99.5 feet.

BEING the same property conveyed to John Evan Roberts and Virginia Marie M. Roberts, with rights of survivorship as between them, a 99.5% interest and John E. Roberts, Jr. and Sherry Smith, with rights of survivorship as between them, a 0.5 % interest, provided that if John E. Roberts, Jr. and/or Sherry Smith shall die prior to the death of the survivor of John Evan Roberts and Virginia Marie M. Roberts leaving children surviving, then said children shall take their deceased parent's share, with rights of survivorship as among such children by quitclaim deed of record in Instrument Number 20040310-0027714, of the Register's Office of Davidson County, Tennessee. John Evan Roberts being deceased and survivors taking interest as aforesaid stated.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and/or assigns, forever.

The grantors covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2004 property taxes.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, her heirs and/or assigns, against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 07/07/04 07:56 2pgs
Fees:13.00 Taxes:353.91
20040707-0080219

WITNESS OUR HANDS, on this the 24th day of June, 2004.

VIRGINIA MARIE M. ROBERTS

JOHN E. ROBERTS, JR., Attorney-In-Fact for Virginia Marie M. Roberts

JOHN E. ROBERTS, JR.,

SHERRY SMITH

JOHN E. ROBERTS, JR. Attorney-In-Fact for Sherry Smith

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, JOHN E. ROBERTS, JR., one of the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, VIRGINIG MARIE M. ROBERTS, by virtue of an instrument of record in Record Book _____, page _____, of the Register's Office of Davidson County, Tennessee

WITNESS MY HAND this the 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, JOHN E. ROBERTS, JR., one of the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, SHERRY SMITH, by virtue of an instrument of record in Record Book _____, page _____, of the Register's Office of Davidson County, Tennessee

WITNESS MY HAND this the 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,650.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 24th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 2-20-2007