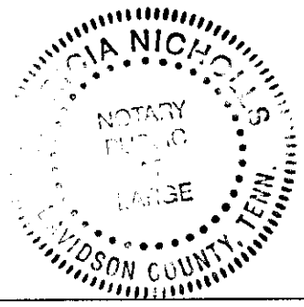
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

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:
John A. Westerlund	Countrywide Home Loans, Inc.	Map 96
217 Lakebrink Drive	4500 Park Granada	Group 16-0-A
Nashville, TN 37214	Calabasas, CA 91302-1613	Parcel 66 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

Troy Kinsel

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

John A. Westerlund, unmarried

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 Lot No. 65, on the Plan of First Revision of Larchwood, Phase One, Section Three, of record in Plat Book 6200, Page 697, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Troy Kinsel by deed from Norma B. Moore, of record in Book 11768, Page 433, dated November 30, 1999, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6299, Page 152; Book 6299, Page 166; Book 6391, Page 449; Book 7271, Page 347; Book 6301, Page 82; Book 6767, Page 385; Book 7434, Page 620; Book 6301, Page 82; Book 6301, Page 96; and Book 6873, Page 938, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 697, 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 217 Lakebrink Drive, Nashville, TN 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 hand this 9th day of July, 2004.

Troy Kinsel

Davidson County DEEDWARR
Recvd: 07/14/04 14:07 2pgs
Fees:13.00 Taxes:296.00

20040714-0084046

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 Troy Kinsel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.