This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $62,000.00.

Affiant

Subscribed and sworn before me this the 16th of July, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 07/19/04 12:00 2pgs
Fees:13.00 Taxes:229.40

20040719-0085829

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
J. Steven St. John 1114 57th Ave N. Nashville, TN 37209-1966	Countrywide Home Loans, Inc. 3011 Armory Dr., Suite 120 Nashville, TN 37204	91-6-167

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Wanda Perkerson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to J. Steven St. John and wife, Monica St. John, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled West Park Addition No. 2, of record in Plat Book 2330, page(s) 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RAY CULLOM PERKERSON AND WIFE, WANDA B. PERKERSON, by deed from CARL BATSON, INC., of record in Book 2495, page 547, said Register's Office, the said Ray Cullom Perkerson having since died.

THIS IS IMPROVED PROPERTY KNOWN AS 1114 57th Ave N., Nashville, TN 37209-1966.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th of July, 2004.

Wanda B. Perkerson
Wanda Perkerson
By Vikki Henderson, her Attorney-in-Fact

By Vikki Henderson, her att. in fact

State of Tennessee
County of Davidson

On this 16th day of July, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared Vikki Henderson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wanda Perkerson, by Specific Power of Attorney dated July 14, 2004, and who acknowledged that he executed the same as the free act and deed of Wanda Perkerson.

Witness my hand and official seal of office this 14th day of July, 2004.

My Commission Expires:

Notary Public

