WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Opoo (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 043-07-0
314 Myatt Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 050.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND 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, William S. Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Opoo, Married

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:

LAND in Davdison County, Tennessee, BEING Lot No. 41, of an unrecorded Plan Book No. 13, of a recorded Plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said Lot begins at a point on the westerly margin of Myatt Drive at the corner of Lots Nos. 40 and 41 being 285.3 feet more or less, north of the northerly margin of Roosevelt Avenue; thence with line between Lots No. 40 and 41 westerly 136 feet to the common corner of Lots No. 40, 41, 61 and 60; thence with the line between Lots No. 41 and 60 northerly 65 feet to the common corner of Lots No. 60, 59, 42 and 41; thence with the line between Lots No. 41 and 42 easterly 136 feet to the westerly margin of Myatt Drive; thence with the said drive southerly 65 feet to the beginning.

BEING the same property conveyed to William S. Davis, unmarried, by Warranty Deed dated August 27, 1999, from Lawrence C. Biggs, III and wife, Heather Ann Biggs of record in Book 11648, page 194, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 314 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of August, 2004

William S. Davis (William S. Davis)
By: Phyllis McCrary
Phyllis McCrary, Attorney-in-fact

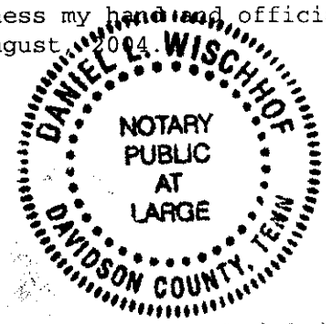
Davidson County DEEDWARR
Recvd: 08/26/04 15:57 2pgs
Fees:13.00 Taxes:291.93

20040826-0103617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Phyllis McCrary, known to me to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of William Steve Davis, A/K/A William S. Davis, the within named bargainor(s), as their attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of William Steve Davis, A/K/A William S. Davis.

Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of August, 2004.



NOTARY PUBLIC

My Commission Expires SEPT 22, 2007

Phyllis McCrary on behalf of William S. Davis, A/K/A William Steve Davis, pursuant to the Power of Attorney, recorded herewith at Instrument No. 20040826-0103616 Register's Office for Davidson County, TN