RECORDING LEGEND

PLEASE RECORD IN THE APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jeff A. Broders

GRANTEE(s)
Countrywide Home Loans, Inc.

Davidson County DEEDWARR
Recvd: 09/07/04 11:18 2pgs
Fees:13.00 Taxes:497.74
20040907-0107660

135-10-0-C
021.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Jeff A. Broders ("Grantor"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Countrywide Home Loans, Inc. ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 19 on the Plan of Ransom Park, Section One, as of record in Instrument Number 20011207-0135208, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Jeff A. Broders by Warranty Deed from Fischer & Ford Group, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 200306060078400, Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

More commonly known as: 1852 Olive Circle, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And I, Jeff A. Broders, hereby covenant with the said Grantee that I will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 8th day of July, 2004.

Jeff A. Broders

VICKIE EARLEY NOTARY PUBLIC STATE AT LARGE, KY.

ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Montgomery

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jeff Broders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this 8th day of July, 2004.

Vickie Earley
Notary Public

My Commission Expires: March 17, 2007

W&A No. 726-2041756

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,523.21 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeff A. Broders

ACKNOWLEDGMENT

STATE OF Kentucky

COUNTY OF Montgomery

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jeff Broders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed for the purposes therein contained.

Witness my hand and seal at office in _____ this 8th day of July, 2004.

Vicki Earley
Notary Public

My Commission Expires: March 17, 2007

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Countrywide Home Loans
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388