SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Countrywide Home Loans, Inc., a corporation organized under and by virtue of the laws of the State of California ("Grantor), by its Senior Vice President and its Vice President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars ($10.00), in hand paid by the Federal National Mortgage Association (Fannie Mae) ("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.

* & by # 20040907-0107660 R.O.P.C

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 Countrywide Home Loans, Inc. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Countrywide Home Loans, Inc. is hereunto affixed by its Senior Vice President and its Vice President, this 30th day of July, 2004.

Countrywide Home Loans, Inc.

By: _____

Title: Senior Vice President

ATTEST:

By: _____

Title: Vice President

Davidson County DEEDWARR
Recvd: 09/07/04 11:19 3pgs
Fees:18.00 Taxes:497.74

20040907-0107662

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF VENTURA

Before me, the undersigned notary public of the state and county aforesaid, personally appeared MICHAEL R. KENNEDY and DONNA PRINCIPATO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Countrywide Home Loans, Inc., the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in _____ this 30TH day of July, 2004.

C. PRESSMAN
Commission # 1322023
Notary Public California
Ventura County
My Comm Expires Sep 24, 2005

C. Pressman

Notary Public C. PRESSMAN

My Commission Expires: SEP. 24. 2005.

Grantee's Address:

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

Tax Parcel No. 135-10-0-C021.00

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

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.

Christopher L. Palmer
Agent for the Grantor

ACKNOWLEDGMENT

STATE OF AR

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Christopher L. Palmer, 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 LR this 20 day of Aug, 2004.

Notary Public

My Commission Expires:

OFFICIAL SEAL
MATTHEW D. MARTIN
NOTARY PUBLIC-ARKANSAS
PULASKI COUNTY
My Commission Expires 09-24-2006

W&A No. «A02»-«A03»