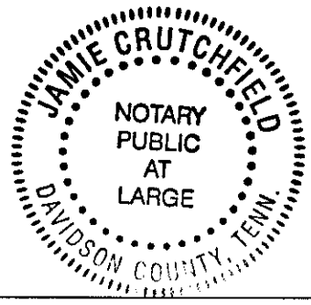
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Beverly Bounds
Affiant

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

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/29/05~~ 3/31/07
(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:
Beverly Bounds	Countrywide Home Loans, Inc.	Map 95
247 Fairway Drive	4500 Park Granada	Group 7
Nashville, TN 37214	Calabasas, CA 91302-1613	Parcel 40

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

Frank R. Hicks and wife, Elise M. Hicks

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Beverly Bounds, an unmarried woman
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 Davidson County, Tennessee, being Lot No. 175 on the plan of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Blue Hills Drive, the common corner of Lots Nos. 175 and 176; thence with the line between said lots, westerly 121.2 feet to a corner of Lot No. 194; thence with the line between Lots Nos. 175 and 195, northwardly 145 feet to the southerly margin of Fairway Drive; thence with the margin of the same eastwardly 67.5 feet to the beginning of a curve; thence along said curve, southeasterly 78.5 feet to the westerly margin of Blue Hills Drive; thence with the margin of the same, southerly 81.8 feet to the beginning.

BEING the same property conveyed to Frank R. Hicks and wife, Elise M. Hicks, as tenants in common by Quitclaim Deed from Frank R. Hicks and Elise M. Hicks, of record in Book 9921, Page 178, Register's Office for said County. See also deed of record in Book 4101, Page 74, 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 Book 1835, Page 67 and 68, 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 247 Fairway 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 our hands this 9th day of September, 2004.

Davidson County DEEDWARR
Recvd: 09/13/04 13:03 2pgs
Fees:13.00 Taxes:425.50

20040913-0110180

Frank R. Hicks
Frank R. Hicks

Elise M. Hicks
Elise M. Hicks

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 Frank R. Hicks and Elise M. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: ~~01/29/05~~ 3/31/07

Notary Public

JAMIE CRUTCHFIELD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.