FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/29/05~~ 1/27/07
(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:
Leslie M. Alford	Countrywide Home Loans, Inc.	Map 9
8000 Greenbier Rd.	4500 Park Granada	Group
Joelton, TN 37080-8857	Calabasas, CA 91302-1613	Parcel 159

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

Mark M. Warriner and wife, Leigh Anne Warriner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leslie M. Alford, unmarried

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. 1 of the Michael P. Adams Subdivision, of record in Book 6050, Page 135, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly margin of Greenbrier Road, said pin being the northwest corner of the property conveyed to Glen R. Moore by Deed of record in Book 3317, Page 473, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of Greenbrier Road, North 0 deg. 34 min. 48 sec. West 162.75 feet to an iron pin; thence, North 84 deg. 52 min. 49 sec. East, 1084.73 feet to a spike in the centerline of Sulphur Creek; thence, with the centerline of Sulphur Fork Creek; South 34 deg. 50 min. 01 sec. West, 151.13 feet to a point; South 19 deg. 00 min. 17 sec. West 121.99 feet to a point, South 28 deg. 21 min. 55 sec. East, 81.96 feet to a spike; thence leaving said Creek, North 87 deg. 00 min. West 993.0 feet to the point of beginning.

BEING the same property conveyed to Mark M. Warriner and wife, Leigh Anne Warriner by deed from William M. Elliott and wife, Vickie L. Elliott, of record in Book 8518, Page 959, dated December 27, 1991, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6050, Page 135; and (3) Driveway Easement of record in Book 6955, Page 619, said Register's Office.

Power of Attorney of record in Instrument 20041101-0130797, Register's Office for said County.

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 8000 Greenbier Rd., Joelton, TN 37080-8857

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.

Davidson County DEEDWARR
Recvd: 11/01/04 13:08 2pgs
Fees:13.00 Taxes:543.90

20041101-0130798

Witness our hands this 29th day of October, 2004.

Mark M. Warriner by Leigh Anne Warriner ATTY-IN-FACT
Mark M. Warriner

Leigh Anne Warriner
Leigh Anne Warriner

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 Leigh Ann Warriner, 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 29th day of October, 2004.

My Commission Expires: ~~01/29/05~~ 1/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Leigh Anne Warriner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mark M. Warriner as his Attorney in Fact as the free act and deed of the within named Mark M. Warriner.
Witness my hand and official seal at Nashville, Tennessee the 29th day of October, 2004.

My Commission Expires: ~~01/29/05~~ 1/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.