Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $198,900.00.

Jeffrey K Snoddy
Affiant

Subscribed and sworn before me this the 29th of November, 2004.

Notary Public
My commission expires:

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/22/2005

Davidson County DEEDWARR
Recvd: 11/30/04 13:55 2pgs
Fees:13.00 Taxes:735.93
20041130-0142321

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffery K. Snoddy	Countrywide Home Loans, Inc.	172-12-B-230 CO
6120 Bradford Hills Dr.	3011 Armory Dr., Suite 120	
Nashville, TN 37211	Nashville, TN 37204	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason R. Beam and wife, Kelli F. Beam, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey K. Snoddy and wife, Phyllis R. Snoddy, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 258, as shown on the map entitled Bradford Hills, Section Ten, a Planned Unit Development, of record in Plat Book 7900, page(s) 6, as amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON R. BEAM AND WIFE, KELLI F. BEAM, by deed from ROGER A. MOHLER AND WIFE, LAVERNE E. MOHLER, of record as Instrument No. 20010516-0050929, dated May 15, 2001, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 6120 Bradford Hills Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29th of November, 2004.

Jason R. Beam by Kelli F. Beam his Attorney-in-Fact
Jason R. Beam

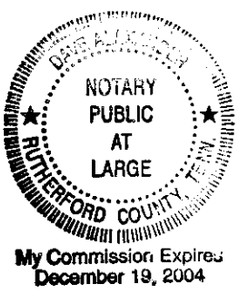
Kelli F. Beam
Kelli F. Beam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelli F. Beam, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th of November, 2004.

My commission expires:



My Commission Expires
December 19, 2004

Notary Public

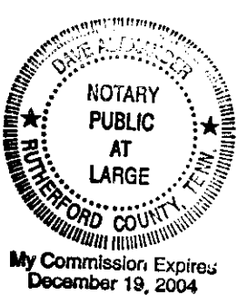
State of Tennessee
County of Davidson

On this 29th day of November, 2004, before me, the undersigned Notary Public in and for said County and State, personally appeared Kelli F. Beam with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason R. Beam, by Specific Power of Attorney dated November 16, 2004, and who acknowledged that he executed the same as the free act and deed of Jason R. Beam.

Witness my hand and official seal of office this 29th day of November, 2004.

My Commission Expires:

Notary Public



My Commission Expires
December 19, 2004