Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

return to:
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5120 Virginia Way, C-22
Brentwood, TN 37027
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Davidson County DEEDWARR
Recvd: 12/02/04 15:53 2pgs
Fees:13.00 Taxes:1239.50
20041202-0143991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of November, 2004.

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

Notary Public

My Commission Expires:_____

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Ronald D. Ferrell Andrea W. Ferrell 4039 Overbrook Drive Nashville, Tennessee 37204	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302	132-5-43.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Paul G. Alford,*** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ronald D. Ferrell and wife, Andrea W. Ferrell**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

* unmarried

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, 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 Paul G. Alford by deed of record in Instrument No. 20010607-0060007, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2005 and all subsequent years, a lien, but not yet due and payable.
2. Plan of record in Book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 4039 Overbrook Drive, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of November, 2004.

By: Paul G. Alford

Paul G. Alford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Paul G. Alford, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Brentwood, Tennessee, this 29th day of November, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2006

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN