Return to:

Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

29

Davidson County DEEDWARR
Recvd: 12/20/04 16:04 2pgs
Fees:13.00 Taxes:754.08

20041220-0151275

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave, Suite 102
Nashville, TN 37215

EVELYN D. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

03-0412-32400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $203,800.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2004.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott Matthew Holden	Countrywide Home Loans, Inc.	181-1A-25.00CO
6844 Sunnywood Drive	4500 Park Granada	
Nashville, TN 37211	Calabasas, CA 91302-1613	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eric T. Byford, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott Matthew Holden and wife, Samantha Gayle Holden, hereinafter called the Grantees, their successors 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. 28, on the Plan of Sugar Valley, Section One, of record in Book 9700, Page 374, and amended in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Eric T. Byford, an unmarried man, by deed from Brian C. Bruce, unmarried man, of record in Instrument No. 20040301-0022965, 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.
>
> This property is improved property known as 6844 Sunnywood Drive, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

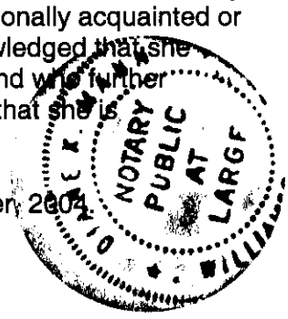
WITNESS my hand this 17th day of December, 2004.

Eric T. Byford by Doretha D. Lewis, Atty-in-Fact

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 Doretha D. Lewis, 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 for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Eric T. Byford and that she is authorized by him to execute this instrument on his behalf.

Witness my hand in Nashville, TN, this 17th day of December, 2004.



Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05