State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $123,000.00.

Subscribed and sworn to before me, this 6th day of December, 2004.

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

My Commission Expires: 1-27-08

Affiant

File No. N13773

Notary Public

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/05 12:08 2 pgs
Fees:13.00 Taxes:455.10
20050106-0002237

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Brenda Russell		NAME: Brenda Russell	
STREET ADDRESS: 1784 Merritt Street		STREET ADDRESS: 1784 Merritt Street	
CITY: Old Hickory	STATE: Tennessee	CITY: Old Hickory	STATE: Tennessee
ZIP CODE: 37138		ZIP CODE: 37138	
MAP & PARCEL NO.: 053-06-0-A-191.00CO			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Joe Don Rooney

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Brenda Russell

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 191 on the Plan of Phase Two, Waterford Subdivision, as shown by plat of record in Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Joe Don Rooney by Warranty Deed from Robert W. Beckham, dated 04/24/01, recorded 04/26/01, as Document No. 200104260042278, Davidson County, Tennessee.

This is improved property known as 1784 Merritt Street, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of December, 2004.

Joe Don Rooney by Roger Dudne Clark Attorney-in-Fact

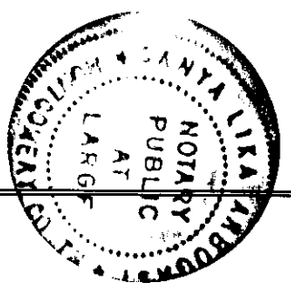
Joe Don Rooney by his attorney-in-fact Roger Dudne Clark

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson } ss

On this the 6TH day of DECEMBER, 2004, before me personally appeared ROGER DUANE CLARK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOE DON ROONEY as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said JOE DON ROONEY.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 6TH day of DECEMBER, 2004.



Sonya Lita Arvogast
NOTARY PUBLIC
My Commission Expires: 4.11.05

WARRANTY DEED