Box 52 B

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $226,000.00

Affiant

Subscribed and sworn to before me, this 7th day of January 2005.

Notary Public
My commission expires: 3-26-05

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/14/05 13:21 2 pgs
Fees:13.00 Taxes:836.20
20050114-0005407

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Timothy Lennon 212 Northridge Circle Nashville TN 37221-0000	1st Trust Bk for Savings P.O. Box 17257 Memphis, TN 38187-0257	142-13-0-A/57.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jim H. Warren and wife Dawn Warren hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian Timothy Lennon, an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 57 on the plan of Riverside Phase I of record in Book 6900 Page 490 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jim H. Warren and wife Dawn Warren by deed from Ameriquest Mortgatge Company of recordin Instrument No. 200007180070036 Register's Office for Davidson County, Tennessee dated 7/12/2000.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Riverside Phase I of record in Book 6900 Page 490, Register's Office for County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7185 page 619 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Riverside Homeowner's Associaiton of record in Book 7829 Page 703

This property is improved property known as 212 Northridge Circle, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 7th day of January, 2005.

Jim H. Warren

By: Jim H. Warren by Dorothy Hines attorney in fact
Dorothy Hines
Attorney in Fact Power of Attorney of record in
Instrument No. 20050114.0005406

Dawn Warren

By: Dawn Warren by Dorothy Hines attorney in fact.
Dorothy Hines
Attorney in Fact Power of Attorney of record in
Instrument No. 20050114.0005406

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of January, 2005, before me personally appeared Dorothy Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jim H. Warren and Dawn Warren acknowledged that such person executed the same as the free act and deed of Jim H. Warren and Dawn Warren.

Notary Public

My Commission expires 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE

FILE NO: WG1002