RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A
WARRANTY DEED

BW-20050008

STATE OF Tennessee
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF January, 2005.

(Affix Seal) Notary Public

My Commission Expires: 11-24-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 02
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott G. Rhodes, unmarried	Countrywide Home Loans	171-2-A-90
236 Glenstone Circle, Unit 90	3011 Armory Drive	
Brentwood, TN 37027	Nashville, TN 37204	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN BROWN, AKA, KAREN E. MCREYNOLDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT G. RHODES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in ~~WILLIAMSON~~ Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 90, on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, page 4, as amended in Plat Book 6900, page 329, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Karen E. McReynolds, unmarried by Deed from Xiaodong Lin, married and Husband, David McGhee of record in Instrument Number 20010605-0058684, Register's Office for Davidson County, Tennessee, dated May 30, 2001, filed June 5, 2001.

( ) unimproved
This is (X) improved property know as 236 Glenstone Circle, Unit 90, Brentwood, Tennessee 37027.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 26th day of January, 2005 :

Karen Brown
Karen Brown, AKA, Karen E. McReynolds

Davidson County DEEDWARR
Recvd: 01/28/05 10:43 1 pg:
Fees:13.00 Taxes:671.55
20050128-0010485

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, Kevin D. Montgomery, a Notary Public in and for said County and State, the within named KAREN BROWN, AKA, KAREN E. MCREYNOLDS, the bargainor(s), 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 therein contained. Witness my hand and official seal at Nashville, Davidson Co, Tennessee, this 26th day of January, 2005.

Notary Public

My Commission Expires: 11/24/07