WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

John M. Weatherly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2005

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John M. Weatherly	Countrywide Home Loans, Inc.	Map 95
125 Cottage Place	4500 Park Granada	Group 2-0-A
Nashville, TN 37214	Calabassas, CA 91302-1613	Parcel 125 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Dene T. Bailey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John M. Weatherly, an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 57, on the Plan of Cottage Place Condominiums of record in Book 6520, Pages 816-823, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dene T. Bailey by deed from Vivian P. Flatt of record in Instrument 20030826-0123731, said Register's Office, dated August 15, 2003.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6520, Page 745; Book 6569, page 212; Book 6636, Page 722; Book 6902, Page 829; and Book 6250, Page 793, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6520, Pages 816-823, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 125 Cottage Place, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 18th day of February, 2005.

Dene T. Bailey
Dene T. Bailey

Davidson County DEEDWARR
Recvd: 02/22/05 15:03 2 pg
Fees:13.00 Taxes:407.00

20050222-0019301

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 Dene T. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 2005.

My Commission Expires: 3/3/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.