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

BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/05 10:26 2 pgs
Fees:13.00 Taxes:943.13

20050418-0042678

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $254,900.00.

Melissa Salberd
Affiant

Subscribed and sworn to me on April 15, 2005.

Kathy Snider
NOTARY PUBLIC

KATHY SNIDER NOTARY Exp. 5/28/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
Amy Adams Gowan, Attorney
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20667SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Malone Karen Malone 45 Vaughns Gap Road Nashville, TN 37205	Countrywide Home Loans 1600 Golf Road, Ste 1000 Rolling Meadows, IL 60008	129-15-62

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bernice S. Cothren and husband Jackson Daniel Cothren, IV, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John Malone and wife, Karen Malone, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Warner Park Valley, Section 2, of record in Book 3600, page 20, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Bernice S. Cothren and spouse, Jackson Daniel Cothren, IV, by Deed from Samuel H. Lott and spouse, Jeannie Lott, of record in Book 9425, page 286, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3600, page 20, in the Register's Office for Davidson County, Tennessee.
4. Restrictive covenants of record in Book 3502, page 153, and Book 3640, page 40, in said Register's Office.

This property is also known as improved property located at 45 Vaughns Gap Road, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 15, 2005.

Bernice S. Cothren

Jackson Daniel Cothren, IV

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 15, 2005, before me personally appeared Bernice S. Cothren and Husband Jackson Daniel Cothren, IV to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 15, 2005.

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE