(2)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 330,000.00.

Brooks A. Quin by Majorie Quin AIF
Majorie Quin
Affiant

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN.

Subscribed and sworn to before me, this the 13th day of April 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

Davidson County DEEDWARR
Recvd: 04/21/05 12:56 2 pgs
Fees:13.00 Taxes:1221.00
20050421-0044524

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brooks A. Quin 3916 Cambridge Avenue Nashville, TN 37205	Countrywide Home Loans, Inc. P. O. Box 10212 VanNuys, CA 91410-0212	103-8-180

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Deborah L. Riat and husband, William Jackson Goff, n/k/a Jackson William Deparis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brooks A. Quin and Majorie J. Quin, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 365 in the Richland Realty Company's Division "C", the plan of which is of record in Book No. 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 365 fronts 60 feet on the North side of Cambridge Avenue, and extends back Northerly between lines 367.8 feet, more or less, on it Westerly margin and 396 feet, more or less on its Easterly margin to an alley measuring 66.3 feet on said alley.

BEING the same property conveyed to Deborah L. Riat and husband, William Jackson Goff by Warranty Deed from Jane E. Kelley and John Fieselman, dated June 10, 1998, recorded June 11, 1998, in Book 10972, Page 497, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **3916 Cambridge Avenue, 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 13th day of April, 2005.

Deborah L. Riat by Jackson William Deparis
Her atty-in-fact

Jackson William Deparis

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 Jackson William Deparis signing as Attorney in Fact for Deborah L. Riat, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jackson William Deparis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of April, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075