Davidson County DEEDWARR
Recvd: 08/19/05 14:58 2 pgs
Fees:13.00 Taxes:703.00

20050819-0099208

WARRANTY DEED

P-CHL-05-0713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Pamela J. Yates
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2005.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 6-6-06
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr.. Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Frost	Countrywide Home Loans, Inc.	
713 Brent Glen Place	(NAME) 3011 Armory Drive, Suite 120	161-5-B-15.00
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DUANE WARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER T. FROST, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 15 on the plan of Brentwood Glen Revised of record in Plat Book 7900, page 189, 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 Duane Ward by Substitute Trustee's Deed, dated May 19, 2005 and filed of record as Inst. No. 20050701-0076215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Grantor has never occupied said property as his principal residence.

unimproved ( )
This is improved (X) property, known as 713 Brent Glen Place, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of August, 2005.

Duane Ward by
Duane Ward
Nan Pendergrast
atty-in-fact

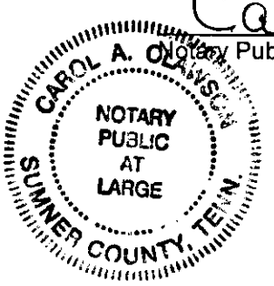
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12th day of August, 2005, before me personally appeared Nan Pendergrast 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 Duane Ward, and who acknowledged that she executed the same as the free act and deed of the said Duane Ward by virtue of that Power of Attorney being recorded simultaneously herewith.

Witness my hand and official seal.

My commission expires: 6-6-06

Carol A. Clawson
Notary Public



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959