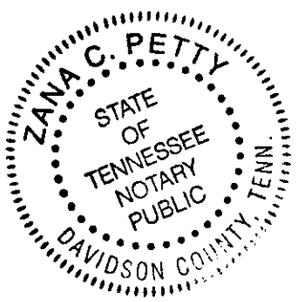
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

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:
Michael Brown	COUNTRYWIDE HOME LOANS INC	Map 52
921 Neelys Bend Rd.	3011 ARMORY DR., STE. 120	Group 7
Madison, TN 37115	NASHVILLE, TN 37204	Parcel 13

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

Efosa Kenneth Igbineweka and wife, Melissa Jane Wilson Igbineweka

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Brown and Laura Brown
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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being part of Lots 2, 3, and 4, Block "B" on the Map of Home Acres, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated May 10, 1962, as follows:

Beginning at a point in the Northerly margin of Neely's Bend Road, 46.04 feet West of the common corner of Lot Nos. 3 and 4 on said Plan; thence North 18 degrees, 28 minutes East 260.47 feet to a point which is 22.5 feet East of a corner of Lot Nos. 3 and 4 on said Plan; thence South 66 degrees, 35 minutes East 100 feet to a point which is 22.5 feet East of the corner of Lot Nos. 2 and 3 on said Plan; thence South 18 degrees, 28 minutes West 260.47 feet to a point in the Northerly margin of Neely's Bend Road; thence with the margin of the same, North 66 degrees, 35 minutes West 100 feet to the beginning.

BEING the same property conveyed to Efosa Kenneth Igbineweka and wife, Melissa Jane Wilson Igbineweka by deed from Marion Janelle Gervickas, unmarried, of record in Instrument 20030521-0069308, dated April 11, 2003, Register's Office for said County. See also Affidavit of Heirship in Instrument 20030521-0069306 and Quitclaim Deed of record in Instrument 20030521-0069307; Instrument 20030521-0069305; Instrument 20030521-0069303; Instrument 20030521-0069301; Instrument 20030521-0069299; and Instrument 20030521-0069297, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

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 921 Neelys Bend Rd., Madison, TN 37115

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.

Davidson County DEEDWARR
Recvd: 04/20/06 14:59 2 pgs
Fees:13.00 Taxes:432.90
20060420-0045646

Witness our hands this 17th day of April, 2006.

Efosa Kenneth Igbineweka

Melissa Jane Wilson Igbineweka

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 Efosa kenneth Igbineweka, 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 April, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Jane Wilson Igbineweka, 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 Memphis, Tennessee, this 17th day of April, 2006.

My Commission Expires: 3-11-2008
My Commission Exp. March 11, 2008

Notary Public

SHERRIE R. SAFDARI
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TN