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Box 36

THIS INSTRUMENT PREPARED BY: *J. Michael Morgan* *ORTALE, KELLEY, HERBERT & CRAWFORD* *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 02/20/02 10:59 2pgs Fees:13.00 Taxes:569.80 20020220-0021534	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $154,000.00.* *Affiant* *NOTARY PUBLIC* *My commission expires:*

Name and Address of New Owner:

Matthew S. Crabtree and Marie M. Crabtree
136 Matthew Lane
Nashville, Tennessee 37215

Send Tax Bills To:

Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, California 91302-1613

Street Address of Subject Property:

136 Matthew Lane
Nashville, Tennessee 37215

Map and Parcel:

Map 117-07-0-D Parcel 02.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELLA P. CURRENT FELDER, "GRANTOR,"** has bargained and sold and leased, and by these presents does transfer and convey unto **MATTHEW S. CRABTREE AND WIFE, MARIE M. CRABTREE, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium, in Davidson County, Tennessee, being Unit 2, on the Plan of Park Green Condominiums, of record in Plat Book 6250, page 253, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Park Green, as of record in Book 6247, page 872, as amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Park Green, for proper identification.

Being the same property to Angella P. Current, by deed from Security Federal Savings and Loan Association of Nashville, of record in Book 8496, page 129, Register's Office for Davidson County, Tennessee. The said Angella P. Current has since married is now known as Angella P. Current-Felder.

Robert E. Felder, husband of Angella P. Current Felder, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property

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

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 6250, page 253, Register's Office for Davidson County, Tennessee.

3. Master Deed and By-laws of record in Book 6247, page 872, as amended in Book 6453, page 717 and in Book 8430, page 364, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his 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.

WITNESS my hand this 18th day of Febraury, 2002.

Angella P. Current Felder

ANGELLA P. CURRENT FELDER

Robert E. Felder by Angella P. Current Felder as Attorney in Fact

ROBERT E. FELDER BY ANGELLA P. CURRENT FELDER AS ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of Febraury, 2002, before me personally appeared Angella P. Current Felder, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires:_____

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 Angella P. Current Felder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Robert E. Felder as his Attorney in Fact, as the free act and deed of the within named Robert E. Felder. Witness my hand and official seal this 18th day of February, 2002.

NOTARY PUBLIC

My Commission Expires:_____