WARRANTY DEED

G-CBB-04-4400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP PARCEL NUMBERS
M. Jason Krupek	Countrywide Home Loans	
4400 Glendale Square Drive (ADDRESS)	3011 Armory Drive, Suite 120 (ADDRESS)	19-131-.08-OA-117.00-CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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 HOWARD R. ROSS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto M. JASON KRUPEK AND WIFE, RACHEL GUESS KRUPEK, 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 Unit No. 4400, Glendale Square Subdivision, as shown by plat of record in Plat Book 4860, Page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Howard R. Ross, unmarried, by Deed from James M. Whatton and wife, Sherrie F. Whatton, dated January 2, 2002, filed for record on January 11, 2002, in Instrument Number 20020111-0004350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 4860, page 6; Book 4878, page 805 and Book 4878, page 811, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4400 Glendale Square Drive, Nashville, Tennessee 37204
(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 30th day of April, 2004.

(X)
Howard R. Ross

Davidson County DEEDWARR
Recvd: 05/05/04 10:26 2pgs
Fees:13.00 Taxes:1076.70

20040505-0051125

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard R. Ross, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2004.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903