WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/05 13:44 2 pg:
Fees:13.00 Taxes:887.63

20050722-0085627

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 239,900.00

Debra C. Hancock
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF JULY, 2005.

Mandy R. Baird
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/29/07

MANDY R. BAIRD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00876

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joshua McNeese	Americas Wholesale Lender	MAP:155-16 A
1209 Meadow Trace Court	P.O. Box 660694	Parcel:32.00
Nashville, TN 37221	Dallas, TX 75266	

FOR AND 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,

THOMAS E. CRESSLER, III AND WIFE, JODI CRESSLER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHUA MCNEESE, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1209 Meadow Trace Court, Nashville, TN 37221

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hands hand on the 19th day of July, 2005.

Thomas E. Cressler, III
Thomas E. Cressler, III by Pam Houser - attorney-in-fact

Jodi Cressler by Pam Houser attorney-in-fact
Jodi Cressler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 19th day of July, 2005, before me personally appeared Pam Houser to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Thomas E. Cressler, III & Jodi Cressler** and acknowledged that she executed the same as the free act and deed of said **Thomas E. Cressler, III & Jodi Cressler.**

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

EMILY H. PROPHET NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EMILY H. PROPHET
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 26, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 24, TRACESIDE, SECTION 2 Planned Unit Development, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by QuitClaim Deed from Lisa R. Cressler to Thomas E. Cressler, III as recorded on the 15th day of April, 1999, in Book 11433, Page 379 and Warranty Deed from Centex Real Estate Corporation to Thomas E. Cressler and wife, Lisa R. Cressler as recorded on the 2nd day of May, 1996 in Book 10036, Page 422, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Thomas E. Cressler, III and Jodi Cressler pursuant to a power of attorney executed by the same on the 07/14/2005, and being filed for in Instrument #20050722008526 Register's Office for Davidson County, Tennessee.