Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00 . Affiant SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2005. (Affix Seal) Notary Public My Commission Expires: 12-3-06

WARRANTY DEED

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-05L0811

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Morgan Cryar and Melanie Cryar	America's Wholesale Lender	146-14-26
849 Forest Acres Dr.	750 Old Hickory Blvd. #180	
Nashville, TN 37220	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES W. MCKELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MORGAN CRYAR AND MELANIE CRYAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Forest Acres Subdivision, Section Three, as of record in Book 1424, page 56, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. McKell by Warranty Deed from John H. Cronin et ux Betty L. Crowin of record in Book 8147, page 862, executed on 07-03-90 and recorded on 07-06-90, Register's Office for Davidson County Tennessee.

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

( ) unimproved
This is (X) improved property known as **849 Forest Acres Dr., Nashville, Tennessee 37220**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **29th** day of **December**, **2005**:

James W. McKell

Davidson County DEEDWARR
Recvd: 01/06/06 12:56 1 pgs
Fees:13.00 Taxes:1017.50
20060106-0002329

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES W. MCKELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, TN, this 29th day of December, 2005.

Notary Public

My Commission Expires: 7/17/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.