STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,800.00.

Affiant

Sworn to and Subscribed before me on this the 1 day of May, 2006.

NOTARY PUBLIC
My Commission Expires: _____

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BOX 10-A

Davidson County DEEDWARR
Recvd: 05/02/06 10:55 2 pgs
Fees:13.00 Taxes:451.40
20060502-0050285

RETURN TO:
PREMIER ESCROW, LLC
301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Kwame Asare	Countrywide Home Loans	07214000800
1115 Cahal Avenue	801 Crescent Centre Dr. Suite 510	
Nashville, TN 37206	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Faizi Crofts and Rui Sun Crofts, husband and wife**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kwame Asare and Serwaa Asare, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

> Being Lot No. 8 on th Plat of the E.T. Brown's Subdivision of part of Lot No. 1 of the Cahal Lands, of record in Book 332, Page 84, Register's Office for Davidson County, Tennesseee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Faizi Crofts and and Rui Sun Crofts, husband and wife, by Warranty Deed from James E. Blunkall and Brenda Blunkall, d/b/a J & B Investment Property on March 27, 2003, as Instrument No. 20030327-0040178, Register's Office for Davidson County, Tennessee. James E. Blunkall's name was incorrectly spelled as Blunkhall in said instrument.
>
> This is the same description as the previous deed.

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 except for the following:

(A) The 2006 Davidson County Property Taxes which will be prorated at closing and paid by the Grantees in full when due.
(B) Subject to Plan of record in Plat Book 332, Page 84, Register's Office for Davidson County, Tennessee.

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 1 day of May, 2006.

Faizi Crofts

Rui Sun Crofts

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, **Faizi Crofts and wife, Rui Sun Crofts,** whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this the 1 day of May, 2006.

NOTARY PUBLIC

My Commission Expires on: 1-21-08

TONY L. TURNER
Notary Public At Large
LEWIS COUNTY, TN