WARRANTY DEED

G-CBB-06-710

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF June, 2006.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond R. Newell	Countrywide Home Loans, Inc.	
710 Windsor Trace (ADDRESS)	(NAME) 3011 Armory Drive, Suite 120 (ADDRESS)	26-7-149
Goodlettsville, TN 37072 (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 JOSEPH ARTHUR CROUCH AND WIFE, LEI HEATHER CROUCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAYMOND R. NEWELL AND WIFE, JOAN N. NEWELL, 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:

Land in Davidson County, Tennessee, being Lot 227, WINDSOR GREEN, PHASE 2, SECTION 1, as shown on plat of record in Plat Book 6250, Pages 988-989, 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 Lei Heather Crouch f/n/a L. Heather Allen to Joseph Arthur Crouch and wife, Lei Heather Crouch as recorded on the 18th day of March, 2004 in Instrument No. 20040318-0031178 and Deed from Linda G. Stone (f/k/a Linda G. Layne) and husband, William Stone to L. Heather Allen as recorded on the 18th day of December, 2001 in Instrument No. 20011218-0139447, in the Register's Office of 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 6250, page 988 and Book 6406, page 929, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 710 Windsor Trace, Goodlettsville, Tennessee 37072
(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 8th day of June, 2006.

Joseph Arthur Crouch

Lei Heather Crouch

Davidson County DEEDWARR
Recvd: 06/14/06 11:20 2 pgs
Fees:13.00 Taxes:479.15

20060614-0070782

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Arthur Crouch and Lei Heather Crouch, 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 purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903