Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

6060617

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason Keyes	Countrywide Home Loans, Inc.	Map 151
4300 Cambridge Drive	1520 Memorial Blvd.	Group 9-0-A
Antioch, TN 37013	Murfreesboro, TN 37129	Parcel 006 CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Troy Charlton and wife, Julianne Charlton and Jackie W. Charlton and wife, Margaret Ann Charlton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jason Keyes and wife, Jill Keyes

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 6, on the Plan of Long Hunter Chase, Phase 1, Section III, of record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Troy Charlton and Julianne Charlton, husband and wife, and Jackie W. Charlton, a married man, by Quitclaim Deed from Troy Charlton and Julianne Charlton, husband and wife, of record in Instrument 20040614-0069988, said Register's Office. See also deed of record in Instrument 20040105-0001251, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9430, Page 251; Book 9534, Page 938; Book 9430, Page 279, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 958, said Register's Office.

Power of Attorney of record in Instrument 20060907 0110 728, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4300 Cambridge Drive, Antioch, TN 37013

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, 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 09/07/06 11:45 2 pg
Fees:13.00 Taxes:832.13

20060907-0110729

Witness our hands this 15th day of August, 2006.

Troy Charlton

Julianne Charlton by JC Charlton A.I.F.

Jackie W. Charlton

Margaret Ann Charlton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Troy Charlton and Jackie W. Charlton and Margaret Ann Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2006.

My Commission Expires: 3/21/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Troy Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Julianne Charlton as her Attorney in Fact as the free act and deed of the within named Julianne Charlton.
Witness my hand and official seal at Nashville, Tennessee the 15th day of August, 2006.

My Commission Expires: 3/21/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.