WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarrod Ruez (NAME)	SAME (NAME)	MAP 172-1A
36 Nickleby Down (ADDRESS)	(ADDRESS)	PARCEL 61
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Courtney Michelle Dyer Crownover, n/k/a Courtney C. Fitzgerald

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

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. 61 on the Plan of Copperfield Revised as of record in Book 6900, pages 555-559 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Courtney M. Crownover and Derek C. Crownover by deed from Edythe Bromley Whipple of record in Book 10739, page 635 and to Courtney Michelle Dyer Crownover by deed from Derek Chase Crownover of record in Instrument No. 20050908-0108258, Register's Office for Davidson County, Tennessee. The said Courtney Michelle Dyer Crownover having since remarried and now being Courtney C. Fitzgerald.

James A. Fitzgerald, Jr. joins in this conveyance to convey any interest he may have as the husband of Courtney C. Fitzgerald.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, pages 555-559, said Register's Office.

Subject to Charter of Copperfield Homeowners Association of record in Book 7200, page 824; Book 7496, page 162 and Book 7500, page 941, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 36 Nickleby Down, Brentwood, TN 37027
(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 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.

Witness my hand this 8th day of December, 2006

Courtney M. Crownover

James A. Fitzgerald, Jr.

Davidson County DEEDWARR
Recvd: 12/13/06 14:54 3 pgs
Fees:18.00 Taxes:936.10

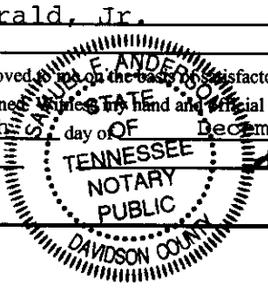
20061213-0153896

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 Courtney Michelle Dyer Crownover, n/k/a Courtney C. Fitzgerald and James A. Fitzgerald, Jr.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~s~~he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of DECEMBER 2006.

Commission expires 1/24/09



Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6779, page 296; Book 6783, page 973; Book 7071, page 482 and Book 7208, page 889, said Register's Office.

The legal description is the same as the previous deed of record.