WARRANTY DEED

BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

CAROLINE CHAPPELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2007

Caroline Chappell
Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/21/09~~ 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sarah A. Croft	Countrywide Home Loans, Inc.	Map 181
6717 Sugar Hill Dr.	4500 Park Granada	Group 1-O-A
Nashville, TN 37211	Calabasas, CA 91302-1613	Parcel 70-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

George John Hagedorn and wife, Lee Anne Hagedorn

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

Sarah A. Croft, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 173, on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374, and amended in Book 9700, Page 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George John Hagedorn and wife, Lee Anne Hagedorn by deed from Lifestyle Homes, a Tennessee General Partnership, of record in Book 11630, Page 795, dated August 19, 1999 and recorded August 23, 1999 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 11069, Page 14; Instrument 20030708-0093637; Instrument 2000410-0035790, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Pages 371 & 709-711, 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 6717 Sugar Hill Dr., Nashville, TN 37211

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 our hands this 9th day of April, 2007.

George John Hagedorn

Lee Anne Hagedorn

Davidson County DEEDWARR
Recvd: 04/11/07 07:50 2 pg
Fees:13.00 Taxes:795.50

20070411-0042927

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 George John Hagedorn and Lee Anne Hagedorn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the
purposes therein contained.
Witness my hand and official seal at Brentwood, Tennessee, this 9th day of April 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

