This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2007.

Notary Public

My Commission Expires: 1/12/09

Davidson County DEEDWARR
Recvd: 04/18/07 10:40 2 pg
Fees:13.00 Taxes:943.50
20070418-0046195

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Gemma & Kevin Crimmins 1941 Nancy Beth Lane Madison,TN 37115	CTX Mortgage Company 2828 North Harwood Dallas, TX 75201	34-7-A-157.00CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gemma Crimmins and husband, Kevin Crimmins,** hereinafter called the Grantee, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No 20050406-0038091, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Westview Homes, LLC, by deed from Coleman Partners, LLC, of record in Instrument No. 20060725-0089527, Register's Office for Davidson County, Tennessee..

This conveyance in made subject but not limited to the following:

1. Subject to all matters on plan of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, said Register's Office.

2. Restrictive Covenants of record in Book 6628, Page 577 as amended in Book 6646, Page 543; Book 10672, Page 743, and Instrument No. 20010817-0089318, said Register's Office.

3. By-Laws of record in Book 6628, Page 588, amended in Instrument No. 20010817-0089318, said Register's Office.

4. Charter and Articles of Incorporation of Harbor Village P.U.D. Association of record in Book 6635, Page 254 and Instrument No. 20010817-0089318, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20040318-0018400, said Register's Office.

6. All assessments and taxes due in 2007 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 1941 Nancy Beth Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 16th day of April, 2007.

Westview Homes, LLC

By: _____
Gabriel D. Feltner, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named **Gabriel D. Feltner**, with whom I am personally acquainted, and who upon his/her oath, acknowledged himself/herself to be the Secretary of Westview Homes, LLC, the bargainor, a Tennessee limited liability company, and that he/she as such Secretary, being authorized so to do, executed the within instrument for the purpose therein contained by signing the same of the company by himself/herself as such Secretary.

Witness my hand, at Brentwood, Tennessee, 16th day of April, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 1/12/09

