Davidson County DEEDWARR
Recvd: 05/02/07 10:34 2 pgs
Fees:13.00 Taxes:999.00
20070502-0052328

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 30 day of April 2007.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Wilcoxson	Falcon Capital Funding, LLC	142130S00700CO
1540 Eller Dr.	3326 Aspen Grove Ste 160	
Nashville TN 37221-0000	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James H. Cromwell and wife, Leslie W. Cromwell, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brian Wilcoxson and wife, Kacey Wilcoxson, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Riverside, Phase I, a Planned Unit Development as of record in Book 6900 Page 490-492 as amended in Book 6900 page 784 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James H. Cromwell and Leslie W. Hornyak by deed from Rochford Realty and Construction Co. Inc. of record in Book 8296 Page 500 Register's Office for Davidson County, Tennessee and dated, Gebruary 19, 1991, and James H. Cromwell and Leslie W. Hornyak (now knows as Leslie W. Cromwell having quitclaimed the property to James H. Cromwell and wife Leslie W. Cromwell by deed of record in Book 10106 Page 811, dated April 3, 1996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Riverside Phase I a Planned Unit Development of record in Book 6900 Page 490-492 and amended in Book 6900 Page 784, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7185 Page 619 and amended in Book 7405Page 780 and Instrument No. 20040419-0044162 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Riverside Homeowners Association of record in Book 7829 Page 703

This property is improved property known as 1540 Eller Dr., Nashville, Tennessee 37221-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of April, 2007.

James H. Cromwell

Leslie W. Cromwell

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 James H. Cromwell and Leslie W. Cromwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission expires: 3/29/11

FILE NO: WG1615

Amy Cross Nance
State of Tennessee Notary Public
Williamson County