# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2007

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-30-10
(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Richard Crow | Commerce Union Mortgage | 173-9-A |
| (NAME) | (NAME) | (MAP) |
| 8912 Lyman Lane | 27001 Agoura Rd. Ste 200 | 484CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37211 | Calabasas Hills, CA 91301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Chad W. Anderson and wife, Tiffany D. Anderson, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Richard Crow and wife, Tena Crow, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 466, on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Chad W. Anderson and wife, Tiffany D. Anderson, by deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 30, 2006, of record in Instrument No. 20060703-0079509, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 8912 Lyman Lane, Nashville, Tennessee 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 my/our hand(s) this 26th day of April, 2007.

Chad W Anderson by Tiffany Anderson attorney in fact
Chad W. Anderson

Tiffany D Anderson
Tiffany D. Anderson

Davidson County DEEDWARR
Recvd: 05/03/07 11:16 2 pgs
Fees:13.00 Taxes:939.80

20070503-0053035

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tiffany D. Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of April, 2007.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Tiffany Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Chad Anderson, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Chad Anderson, the bargainor, by the said Tiffany Anderson as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of April , 2007.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067