Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael Hornback, et al	Countrywide Home Loans	Map 118-9
2919 Snowden Road	801 Crescent Centre	Parcel 125
Nashville, TN 37204	Suite 510, Franklin, TN 37067	

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, **Charles DeBray and wife, Frances DeBray** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael Hornback and Kristin Duncan Lyon,** * *joint tenants with the right of survivorship (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 9, SUTTON HILL SECTION OF MARENGO PARK, as shown on plat of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles DeBray and wife, Frances DeBray, by Warranty Deed from Reba C. Craus, an unmarried woman, dated April 27, 2006, of record in Instrument No. 20060428-0048899, in the Register Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/08/07 16:12 2 pgs
Fees:13.00 Taxes:1764.90
20070508-0055438

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2007 which have been prorated and assumed by Grantees.
2. Plan of Record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2919 Snowden Road, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $477,000.00.

Rachel Neal
Affiant

Subscribed and sworn to before me this 7 day of May, 2007.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:_____

MY COMMISSION EXPIRES NOV 22 2010

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7 day of May, 2007.

CHARLES DeBRAY

FRANCES DeBRAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles DeBray and Frances DeBray with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7TH day of May, 2007.

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE EXPIRES 07/19/08