WARRANTY DEED

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: NOVEMBER 21, 2010

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2007

Paige B. Mayercik
Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: ~~01/24/09~~ 11/21/2010
(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:
Matthew Crampton	Realty Mortgage Corp.	Map 155-15
4724 Holly Springs Road	7000 Executive Center Dr.	Group 0-A
Nashville, TN 37221	Suite 200 Brentwood, TN. 37027	Parcel 30

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

Ruth R. Handy, Trustee of the Living Trust Ruth R. Handy Revocable Living Trust

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

Matthew Crampton and wife, Lindsay Crampton

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:

Being Lot No. 30, on the Plan of Stonemeade, Section I, as shown on plat of record in Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to The Ruth R. Handy Revocable Living Trust by deed from Ruth R. Handy, of record in Instrument 20030515-0066198, dated April 24, 2003 and recorded M ay 15, 2003 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7701, Page 290; Book 8349, Page 43; Book 8810, Page 840, 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 6900, Pages 800 & 801, 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 4724 Holly Springs Road, Nashville, TN 37221

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 hand this 30th day of May, 2007.

Davidson County DEEDWARR
Recvd: 06/26/07 11:05 2 pgs
Fees:13.00 Taxes:1098.90
20070626-0076152

BY: Ruth R. Handy Trustee
Ruth R. Handy, Trustee of the Ruth R. Handy Revocable Living Trust

By: Ruth R. Handy
Ruth R. Handy, Individually

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 Ruth R. Handy, Trustee of the Ruth R. Handy Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she as Trustee of the Ruth R. Handy Revocable Living Trust executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Ruth R. Handy, 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 30th day of May 2007.

NOTARY PUBLIC

My Commission Expires: 01/24/09

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.