Davidson County DEEDWARR
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Fees:13.00 Taxes:629.00

20071004-0118361

WARRANTY DEED

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Karen E. Hoff
Affiant

Subscribed and sworn to before me on this 21st day of September, 2007

Notary Public

MY COMMISSION EXPIRES: 7-19-08

This Instrument Was Prepared By:
CALVARY TITLE COMPANY
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Boller	Countrywide Bank, FSB	
(NAME)	(NAME)	
1426 Greenwood Avenue	3011 Armory Dr. Ste. 120	Map and Parcel 83-2-63.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jennifer Young, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christopher S. Boller and wife, Auralih Boller, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

Being Lot No. 24 on the Plan of Sharpe and Horn's Subdivision of Elwood Place as of record in Plat Book 332, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fo a more detailed description of said lot.

Being the same property conveyed to Jennifer Young by Warranty Deed dated October 28, 2004, from James M. Moller and wife, Monika Joanna Moller, of record in Instrument No. 20041103-0132339, Register's Office for Davidson County, Tennessee.

This is improved property known as 1426 Greenwood Avenue, Nashville, TN 37206

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

WITNESS my hand this 21st day of September, 2007.

Jennifer Young

STATE OF TENNESSEE
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State aforementioned, do hereby certify that Jennifer Young personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of September, 2007.

Notary Public

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-19-08