(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $269,900.00
Sally Palmer
Affiant
Subscribed and sworn to before me
This 26 day of Oct., 2007
Notary exp: 11/24/11

Address of new owners:
Bradley Folley
5317 Barton Vale Court
Nashville, TN 37211

Send tax bills to:
Countrywide Bank, FSB
801 Crescent Centre Dr. Ste 510
Franklin, TN 37067

Map & Parcel:
161-14-OC-015 CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David L. Morel, a married man, joined by his wife, Nina J. Morel**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bradley Folley and Elyse Folley, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot 15, as shown on the map entitled Final Plat, Barton Vale, of record in Plat Book 7900, page 639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David Morel and wife, Gabriela Morel by Deed of record from in Book 9636, Page 487, dated March 31, 1995, said Register;s Office. And being further conveyed to David Louis Morel, by Quitclaim Deed from Gabriela Thomas Morel, of record as Instrument No. 20021127-0147364, dated September 16, 2002, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **5317 Barton Vale Court, Nashville, TN 37211**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 11/08/07 11:55 2 pgs
Fees:13.00 Taxes:998.63
20071108-0131949

Witness our hands this 26 day of October, 2007.

David L. Morel

Nina J. Morel

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Morel and Nina J. Morel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 26 day of October, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007