D Box 36 22921

WARRANTY DEED

KIM L. HOWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$327,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2007.

Notary Public

My commission expires: July 5, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren E. Cost **Matthew A. Cost**	**Countrywide Bank, FSB**	**171-07-031**
700 Clover Brook Court	**2021 N. Gallatin Road, Suite 280**	
Brentwood, TN 37027	**Madison, TN 37115**	

Davidson County DEEDWARR
Recvd: 12/03/07 15:19 2 pgs
Fees:13.00 Taxes:1209.90
20071203-0140039

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,

Morgan R. Cryar and wife, Melanie C. Cryar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren E. Cost and Matthew A. Cost, wife and husband

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 No. 59 on the Plan of Cloverland Acres, Section 2, as of record in Plat Book 4460, Page 114 and as amended in Book 4817, Page 391, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Morgan R. Cryar and wife, Melanie C. Cryar, by Warranty Deed from Shari Kay Hunter, unmarried, of record in Instrument No. 20060710-0082263, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4646, Page 464, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as: **700 Cloverbrook Court, Brentwood, TN 37027**

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 our hand(s) this **30th** day of **November, 2007.**

Morgan R. Cryar

Melanie C. Cryar

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 **Morgan R. Cryar and Melanie C. Cryar,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **November, 2007.**

Notary Public

My Commission Expires: July 5, 2012

KIM L. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON