This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0712350
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Davidson County DEEDWARR
Recvd: 01/02/08 10:26 2 pg
Fees:13.00 Taxes:814.00
20080102-0000177

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$220,000.00**

Affiant

Subscribed and sworn to before me, this 20th day of December, 2007

Notary Public
My commission expires: My 2, 2010

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Alfred M. Eller 1045 Colo Trail Antioch, TN 37013-4865	Countrywide Bank FSB PO Box 10214 Van Nuys, CA 91410-0214	183 05 0A 210.00

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 of which is hereby acknowledged, I, **Karen Thomison unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Alfred M. Eller a single man,** * hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 518, on the Plan of October Woods, Phase 5, Section 8, a Planned Unit Development, of record in Instrument No. 199912140303097 and 199912140303098, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Karen Thomison, an unmarried person from Mark Hopkins, an unmarried person by warranty deed dated November 3rd, 2003 and recorded on November 6th, 2003, in Instrument No. 20031106-0162949, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2007 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
1045 COLO TRL, ANTIOCH, Tennessee 37013-4865

* AKA Alfred Eller

Init KEO Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Karen Thomison, sign this Warranty Deed on this the 20th day of December, 2007

Karen Thomison

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 **Karen Thomison,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of December, 2007.

TAMILYN DERRYBERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds