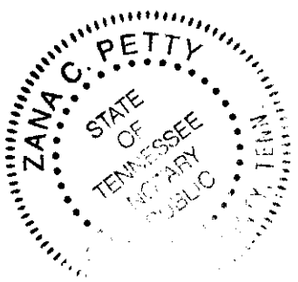
Davidson County DEEDWARR
Recvd: 02/05/08 09:47 2 pgs
Fees:13.00 Taxes:586.45
20080205-0011854

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew J. Lewis	Countrywide Bank, FSB	Parcel ID:
232 Graeme Drive	750 Old Hickory Blvd., Ste. 180	09502003600
Nashville, TN 37214-1917	Brentwood, TN 37027	

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

William E. Crousser and wife, Anne C. Crousser

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

Matthew J. Lewis and wife, Jessica L. Lewis

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:

Lot 122 Plan of Donelson Hills, as of record in Book 2331, pages 22 and 23, 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 William E. Crousser and wife, Anne C. Crousser, by Warranty Deed dated April 29, 2004, from Tychon J. Tabernik, of record in Instrument 20040430-0049432, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2396, Page 365, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 22 and 23, 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 232 Graeme Drive, Nashville, TN 37214-1917

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 hands this 1st day of February, 2008.

William E. Crousser

Anne C. Crousser

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 William E. Crousser and Anne C. Crousser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY, TENN.