Return to: File Box 9B
First Title & Escrow Co.,Inc.
#27645

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Jerry Shawn Lacroix Lesley A. Lacroix 2326 Rader Ridge Road Antioch TN 37013	Bank of America, N.A. ~~Same~~ 9000 Southside Blvd. #700 Jacksonville, FL 32256	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $168,000.00

Map & Parcel No.
149-9-222

Affiant
Subscribed and sworn to before me on 05/07/08.

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires:_____ MY COMMISSION EXPIRES March 14, 2010

Davidson County DEEDWARR
Recvd: 05/12/08 14:45 2 pg
Fees:13.00 Taxes:621.60
20080512-0048910

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Cameron A. Murphy, unmarried, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Jerry Shawn Lacroix and wife Lesley A. Lacroix, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 2326 Rader Ridge Road, Antioch, TN 37013, Davidson County.

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 128 of Pebble Trace, Section 1, as of record in Plat Book 6900, Page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Cameron A. Murphy, unmarried by deed from Michael McPherson and Lisa McPherson, dated 2/28/07 and filed of record in Instrument No. 200703130030791, said Register's Office.

Further being the same property conveyed to Michael McPherson and wife, Lisa McPherson by deed from Jo Ann Franks, dated 7/25/06 and filed of record in Instrument NO. 200607270090707, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2326 Rader Ridge Road, Antioch, TN 37013.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/07/08.

Cameron A. Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Cameron A. Murphy, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, TN, this the 7th day of May, 2008.

Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES
March 14, 2010