Davidson County DEEDWARR
Recvd: 05/21/08 10:01 2 pgs
Fees:13.00 Taxes:414.40
20080521-0051989

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080167

Send Tax Bills To:
Countrywide BAnk FSB
1520 Memorial Drive, Ste. 104
Murfreesboro, TN 37129

New Owner is:
Eva Killingsworth
3265 Lakeford Drive
Nashville, TN 37214

MAP: 108-12-0

PARCEL: 155.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert Creecy, unmarried, and Russell Bowlin, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Eva Killingsworth, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known as Lot No. 118-B (erroneously listed as Lot No. 1188 on Trustee's Deed recorded 7-6-07 in Inst. #20070706-0080400), on the Plan of Zone Lot Division, Lots 39, 40, 42, 118, 119, 120, Section 4 - East Lake Subdivision, of record in Book 6200, page 102, as amended in Book 6250, page 97, Register's Office for said County.

Being the same property conveyed to Richard Moore, a married person, by Warranty Deed from The Bank of New York, NA, as Successor-In-Interest to JPMorgan Chase Bank, National Association, as Trustee-SURF 2005-BCI, by Litton Loan Servicing LP, as Attorney-In-Fact, dated 11-6-07 and recorded 12-11-07 in Instrument Number 20071211-0142923, Register's Office for Davidson County, Tennessee and being the same property subsequently conveyed to Robert Creecy and Russell Bowlin by Quitclaim Deed from Richard Moore dated November 13, 2007 and recorded 04-10-08 in Instrument Number 20080410-0036336, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3265 Lakeford Drive, Nashville, TN 37214**

The subject property was never used as the principal residence of Richard Moore or his spouse.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of May, 2008.

GRANTOR(S):

ROBERT CREECY

RUSSELL BOWLIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROBERT CREECY AND RUSSELL BOWLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 16th day of May, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$112,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 16th day of May, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____