03

Reserve Title Box 48A

PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

Davidson County DEEDWARR
Recvd: 06/06/08 08:13 2 pgs
Fees:13.00 Taxes:828.80

20080606-0058097

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Aaron R. McConnell and Tessa S. McConnell, husband and wife, has this day bargained and sold and does hereby transfer and convey unto Yaa A. Kumah and Brett A. Crystal, wife and husband, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

A Certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 102, on the Plan of Phase Four - B, Heritage Meadows of record in Instrument 20031111-0164698, 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 Aaron R. McConnell and wife, Tessa S. McConnell by deed from Frank Batson Homes, Inc., dated June 13, 2005, and of record in Instrument Number 20050621-0071105, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Yaa A. Kumah and Brett A. Crystal, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 27th day of May, 2008.

Aaron R McConnell by ATTORNEY-IN-FACT

Aaron R. McConnell
By: John Giffen, Attorney-in-Fact

Tessa S. McConnell by ATTORNEY-IN-FACT

Tessa S. McConnell
By: John Giffen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John Giffen, Attorney-in-Fact for Aaron R. McConnell and Tessa S. McConnell with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that John Giffen is the Attorney-in-Fact of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Mt. Juliet, TN on this the 27th day of May, 2008.

Kristi Howell
Notary Public

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 5/23/11

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $224,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of May, 2008.

My Commission Expires: 7/24/2010

NOTARY PUBLIC

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Map & Parcel No.: 75-11-0-A-132.00CO

Name and address of new owner:

Yaa A. Kumah and Brett A. Crystal
4284 Rachel Donelson Pass
Nashville, TN 37076

SEND TAX BILLS TO:
REGIONS BANK
P.O. BOX 2153
BIRMINGHAM, AL 35287-2520