WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/08 11:05 2 pgs
Fees:13.00 Taxes:4162.50
20080616-0061610

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON EDWARD KRUMWIEDE	Countrywide Bank	MAP 117-4 PAR 25
(NAME) 2500 BELMONT BLVD.	(NAME) 6440 South Pt Pkwy	
(ADDRESS) NASHVILLE, TN 37212+	(ADDRESS) Jacksonville FL 32216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES MICHAEL GILMORE, a single man, and BENJAMIN ROSS SCOTT, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON EDWARD KRUMWIEDE, and wife, SHANA FREY KRUMWIEDE,** 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:

Land in Davidson County, Tennessee, being the north 50 feet of Lot No. 114 on the Map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 114 fronts 50 feet on the easterly side of Belmont Boulevard, and runs back between parallel lines along the southerly margin of Beechwood Avenue, 183 feet to an alley in the rear.

Being the same property conveyed to James Michael Gilmore and Benjamin Ross Scott, with rights of survivorship by deed dated 3/30/07 of record in Instrument No. 20070402-0039366, Register's Office for Davidson County, Tennessee; and by Scrivener's Affidavit to add the address of the new owner of record in Instrument No. 20070425-049388, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2500 BELMONT BOULEVARD, NASHVILLE, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of June, 2008.

James Michael Gilmore
JAMES MICHAEL GILMORE

Benjamin Ross Scott
BENJAMIN ROSS SCOTT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES MICHAEL GILMORE, a single man BENJAMIN ROSS SCOTT, a single man the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June 2008.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.