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Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

Realty Title
78-A

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June 2008.

Notary Public
My commission expires: 2/22/09

Davidson County DEEDWARR
Recvd: 07/03/08 14:43 2 pgs
Fees:13.00 Taxes:973.10
20080703-0069184

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel C. Crolley 7200 River Junction Dr. Nashville TN 37221	COUNTRYWIDE BANK, FSB 1199 N. FAIRFAX, #500 ALEXANDRIA, VA 22314	155030B02600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kenneth Fielder and wife Cathy Fielder hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Samuel C. Crolley and wife Amie A. Crolley hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 26 on the Plan of River Park Estates of record in Book 6250 Pages 658 & 659 and corrected in Book 6758 Page 427 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth Fielder and wife Cathy Fielder by deed from P. Larry Rogers of record in Book 10845 Page 424 Register's Office for Davidson County, Tennessee and dated March 17, 1998.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of River Park Estates of record in Book 6250 Pages 658 & 659 and corrected in Book 6758 Page 427, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6672 Page 600 and amended in Book 6980 page 377 and Book 7155 page 844 and in any allied instruments(s) referred to in said restrictions. 4) Charter of River Park Estates Homeowner's Association of record in Book 7216 Page 833

This property is improved property known as 7200 River Junction Dr., Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 30th day of June, 2008.

Kenneth Fielder

Cathy Fielder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Fielder and Cathy Fielder, the bargainor(s), with whom I am personally acquainted or proved to me 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 at Brentwood, Tennessee, this 30th day of June, 2008.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1845