WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2008

Notary Public

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Anne Michaels Joseph M. Crane, Jr.	Wells Fargo Bank, N.A.	132-01-O
(NAME)	(NAME)	(MAP)
4033 Russellwood Drive	~~2600 Lake Lucien Drive, Suite 300~~ P.O. Box 11701	096.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	~~Maitland, FL 32751~~ Newark NJ 07101-4701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ashley Moyer (formerly known as Ashley Brock) and spouse Richard J. Moyer, and John H. Moyer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Carolyn Anne Michaels, unmarried and Joseph M. Crane, Jr., unmarried, as tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 90, on the Plan of Rolling Meadows, of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ashley Brock (now known as Ashley Moyer), Richard J. Moyer, and John H. Moyer by deed from Blake Mevis, dated October 17, 2005, of record in Instrument No. 20051028-0130550, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 4033 Russellwood Drive, Nashville, Tennessee 37204

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 my/our hand(s) this 15th day of August, 2008.

Ashley Moyer

Richard J. Moyer

John H. Moyer by his attorney in fact

Davidson County DEEDWARR
Recvd: 08/21/08 10:19 2 pg
Fees:13.00 Taxes:1221.00

20080821-0085897

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ashley Moyer; Richard J. Moyer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of August, 2008.

Notary Public

My Commission Expires: 9/19/09



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Richard J. Moyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for John H. Moyer, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name John H. Moyer, the bargainor, by the said Richard J. Moyer, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of August, 2008.

Notary Public

My Commission Expires: 9/19/09

