WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Melissa Petty Smigielski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2008

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

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

BOX 50-B

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

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
TIA L. LOWRY	Countrywide Bank, FSB	MAP 102.08 PAR 87
(NAME)	(NAME)	
6601 WILHUGH PLACE	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Dallas TX 75266-0694	
(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, **THE BENEFICIARIES UNDER THE LAST WILL AND TESTAMENT OF AILEEN CROUCH, DECEASED, BEING HELEN PETTY and CLARENCE B. PETTY and MELISSA PETTY SMIGIELSKI and AMANDA PETTY ROCHE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIA L. LOWRY, a single woman,** 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 Lot No. 72 on the Plan of Horton Heights, Section 7, as of record in Book 2133, page 25, Register's Office for Davidson County, Tennessee, described as follows:
Beginning on the southwesterly margin of Hillwood Boulevard, at the corner of Lot Nos. 71 and 72; thence with the line between said two lots, southwestwardly 151.6 feet; thence North 41 deg. 21' West 170.8 feet to the southeasterly margin of Wilhugh Place; thence with said Place, northeastwardly 105.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, in an easterly direction 36.9 feet to the southwesterly margin of Hillwood Boulevard; thence with said Boulevard, southeastwardly 117.7 feet to the beginning.

Being the said property conveyed to Aileen Crouch, by deed dated 5/10/57 of record in Book 2647, page 361, Register's Office for Davidson County, Tennessee; the said Aileen Crouch having died on July 8, 2008, unmarried and testate and pursuant to the Will of Aileen Crouch dated February 12, 1982, Probated under Docket No. 08P1297, Seventh Circuit Court for Davidson County, Tennessee, the property was devised to her Niece, Helen Petty, and Helen Petty's three children being Clarence B. Petty, Melissa Petty (Smigielski) and Amanda Petty (Roche).

This is not the principal residence of the Grantors.

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 unimproved property, known as 6601 WILHUGH PLACE, NASHVILLE, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 11/06/08 12:41 2 pgs
Fees:13.00 Taxes:567.95
20081106-0110528

Witness our hands this 30th day of October, 2008.

MELISSA PETTY SMIGIELSKI

HELEN PETTY

AMANDA PETTY ROCHE

CLARENCE B. PETTY

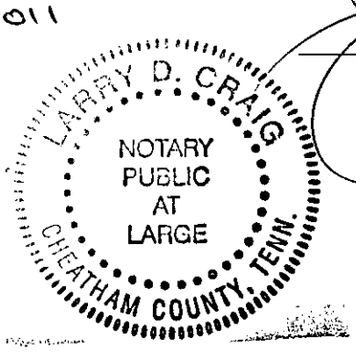
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, HELEN PETTY and CLARENCE B. PETTY and MELISSA PETTY SMIGIELSKI and AMANDA PETTY ROCHE 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 30 day of October, 2008.

Commission expires: 12-21-2011



Notary Public