THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09051699**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2009. Notary Public My Commission Expires: 9/3/12

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

Davidson County DEEDWARR
Recvd: 05/28/09 16:19 3 pgs
Fees:18.00 Taxes:1036.00
20090528-0049223

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Philip Alexander and Kay Alexander 417 Loudon Place Brentwood TN 37027	SunTrust Mortgage, Inc. 401 Commerce Street, Ste 600 Nashville, TN 37219	Tax Parcel ID No. 171-03-0B-018.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles D. Croston Jr. and wife, Mary A. Croston** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Philip Alexander and wife, Kay Alexander** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 263, SECTION 5B, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 953, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Charles D. Croston, Jr. and wife, Mary A. Croston by Warranty Deed from Radnor Homes, Inc., recorded on the 14th day of May, 1996 in Book 10049, Page 564, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 417 Loudon Place Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2009.

Charles D. Croston Jr.
by his Atty in fact

Pursuant to Limited Power of Attorney of record in Instrument No. 20090528-0049222, R.O.D.C., TN. The said Charles D. Croston Jr. and Charles Croston are one and the same person.

Mary A. Croston
by her Atty in fact

Pursuanst to Limited Power of Attorney of record in Instrument No. 20090528-0049222, R.O.D.C., TN. The said Mary A. Croston and Mary Croston are one and the same person.

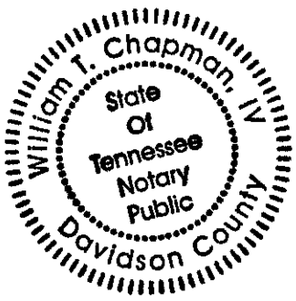
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathy Coleman,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Charles D. Croston, Jr. and Mary A. Croston,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of May, 2009.

Notary Public

My Commission Expires: 11/22/10



I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

