Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Kim Gillespie
Affiant

Subscribed and sworn to before me, this 29th day of May, 2009.

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

Notary Public
My commission expires: 02/28/2012

02-0905-46510

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alan Shell	Bank of America Home Loans	172-06-0-A-058.00
5301 Crest Hollow Court	P.O. Box 961206	
Nashville TN 37211	FT Worth, Tx 76161-0206	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clay Wagner and wife, Jennifer Wagner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alan W. Shell and wife, Melissa J. Shell, hereinafter called the Grantees, their successors 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. 68, on the Plan of Mountain View, Section Two, of record in Book 9700, Pages 656-657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clay Wagner and wife, Jennifer Wagner by deed from Centex Homes, a Nevada General Partnership, dated December 8, 2000, recorded February 16, 2001, of record in Instrument No. 20010216-0015111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5301 Crest Hollow Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090037281 DEEDWARR
Recvd: 06/04/09 13:42 2 pgs
Fees:13.00 Taxes:1091.50
20090604-0051864

WITNESS my hand this 29th day of May, 2009.

Clay Wagner

Clay Wagner

Jennifer Wagner by Clay Wag A.I.F

Jennifer Wagner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clay Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of May, 2009.

State of Tennessee at Large

My Commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for said county and state, Clay B. Wagner, with whom I am personally acquainted or who proved his identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged that he is the attorney in fact for Jennifer G. Wagner and that he is authorized by Jennifer G. Wagner to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 29th day of May, 2009.

State of Tennessee at Large

My Commission expires: 11-22-2010

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON