WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2009

_____
Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Megan M. Jones	W.R. Starkey Mortgage, LLP	Parcel ID:
5729 Cedar Ash Crossing	5055 W. Park Blvd.; Ste 300	16409000500
Antioch, TN 37013	Plano, TX 75093	

FOR AND IN 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, we

Kimberlyn C. Rozell fka Kimberlyn Bogle and husband, Brett Rozell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Megan M. Jones, an unmarried woman and John A. Overby, an unmarried man

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:

BEING Lot No. 276, on the Plan of Asheford Crossing, Section One, of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kimberlyn Bogle, an unmarried woman, and Brett Rozell, an unmarried man, by deed from Steven S. Wiser and wife, Melissa W. Wiser, of record in Instrument 20050927-0115757, Register's Office for said County. The said Kimberlyn Bogle is now known as Kimberlyn C. Rozell.

This conveyance is subject to Restrictions and By-Laws of record in Book 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 11353, Page 575, Book 10640, Page 941; Book 10717, Page 97; Book 11455, Page 769; Instrument 20001018-0103441, Instrument 20010418-0038191; and Book 9651, Page 925, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 937, said Register's Office.

Kimberlyn C. Rozell and Kimberlyn Bogle being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5729 Cedar Ash Crossing, Antioch, TN 37013

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 our hands this 15th day of June, 2009.

Kimberlyn C. Rozell
Kimberlyn C. Rozell

_____
Brett Rozell

Davidson County DEEDWARR
Recvd: 06/19/09 12:00 3 pgs
Fees:18.00 Taxes:558.70
20090619-0057349

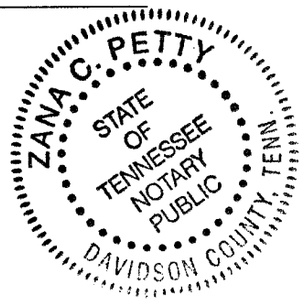
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberlyn C. Rozell fka Kimberlyn Bogle and husband, Brett Rozell, 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 Nashville, Tennessee, this 15th day of June, 2009.

My Commission Expires: 11-22-10

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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 according to law.

Custodian

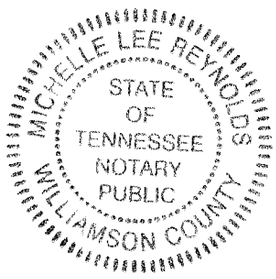
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 30, 2011

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