BILL GARRETT, Davidson County
Trans:T20090049313 DEEDWARR
Recvd: 07/22/09 08:59 3 pgs
Fees:18.00 Taxes:721.50

20090722-0068603

BOX 50-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
620593 611129
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Nathaniel A. Croy	(NAME) BAC Home Loans Servicing	84-11-94
(STREET ADDRESS OR ROUTE NUMBER) 2825 Renee Drive	(STREET ADDRESS) P.O. Box 10219	
(CITY) (STATE) (ZIP) Nashville, TN 37214	(CITY) (STATE) (ZIP) Van Nuys, CA 91410-0219	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, William M. Houston and Erika L. Houston, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Nathaniel A. Croy and wife, Dana A. Croy the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 195,000.00

Affiant _____

Subscribed and sworn to before me this the 17th day of July 2009.

Notary Public _____

My commission expires: May 8 2012
(Affix Seal)

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

This is unimproved ( ), known as 2825 Renee Drive, Nashville, TN 37214
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 12 day of May, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William M. Houston

Erika L. Houston

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michelle C. Wooten, a Notary Public in and for said County and State, William M. Houston, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 2009.

Notary Public
My Commission Expires: 07/25/09

(This area for official notarial seal)

MICHELLE C. WOOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michelle C. Wooten, a Notary Public in and for said County and State, Erika L. Houston, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of May, 2009.

Notary Public
My Commission Expires: 07/25/09

(This area for official notarial seal)

MICHELLE C. WOOTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Section Two, Sunny Acres of record in Plat Book 2663, page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Houston and wife, Erika L. Houston by deed from Carolyn M. Vowell, Successor Trustee under the Doris M. Stone Revocable Living Trust Agreement dated September 17, 1997 of record in Instrument No. 20021204-0148988, Register's Office for Davidson County, Tennessee.