WARRANTY DEED

AV-09-5205

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,800.00

Shawna Wiley
Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2009.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

AMANDA VAUGHN
STATE of TENNESSEE
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna Wiley	Fifth Third Mortgage Company	
5205 Village Trace (ADDRESS)	810 Crescent Center Drive Suite 100 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	161-10-B 1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN V. MCCRUM II, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAWNA WILEY, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 192, VILLAGES OF BRENTWOOD, PHASE FIVE, as shown on plat of record in Plat Book 6900, Page 896, 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 John V. McCrum, II, unmarried by Warranty Deed from Wilma L. Parker, unmarried, recorded on the 21st day of November, 2000 in Instrument No. 20001121-0115175, in the Register's Office of Davidson County, Tennessee.

Theresa L. McCrum joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to John V. McCrum, II.

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument Number 20091124-0107954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5205 Village Trace, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: T20090079786 DEEDWARR
Recvd: 11/24/09 10:29 2 pgs
Fees: 13.00 Taxes: 606.06
20091124-0107955

Witness my/our hand(s) this 20th day of November, 2009.

John V. McCrum II

Theresa L. McCrum by John V. McCrum II, Attorney in Fact
Theresa L. McCrum
by John V. McCrum II, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John V. McCrum II, the within named bargainor, 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 and official seal, this the 20th day of November, 2009.

Notary Public
My Commission Expires: August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of November, 2009, before me personally appeared John V. McCrum II to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Theresa L. McCrum and who acknowledged he executed the same as the free act and deed of the said Theresa L. McCrum.

Witness my hand and official seal, this the 20th day of November, 2009.

Notary Public
My Commission Expires: August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530