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 $ 105,900.00

Sherry F Conwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 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:
Lucas R. Barbian	CWB Mortgage Ventures, LLC	Parcel ID:
831 Woodcraft Drive	2021 N. Gallatin Road, Suite 280	10815005100
Nashville, TN 37214	Madison, TN 37115	

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

Sherry F. Conwell, unmarried

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

Lucas R. Barbian, a single person

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. 181-B, Zone Lot Division, Lots Nos. 181 through 188, Percy Priest Woods, Section 4, of record in Plat Book 6250, Page 356 and 357, amended in Plat Book 6900, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sherry F. Conwell, unmarried, by Warranty Deed dated September 19, 1996, from Deborah S. Vandiver and David C. Vandiver, of record in Book 10203, page 887, said Register's Office.

This conveyance is subject to: (1) All matters appearing on the plan of record in Book 6250, pages 356 and 357 and Plat Book 6900, page 32, said Register's Office; and (2) Restrictive Covenants of record in Book 5984, page 865; Book 6020, page 270 and Book 6097, page 11, said Register's Office.

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 831 Woodcraft Drive, Nashville, TN 37214

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 my hand this 28th day of December, 2009.

Sherry F Conwell
Sherry F. Conwell

BILL GARRETT, Davidson County
Trans: T20090087072 DEEDWARR
Recvd: 12/29/09 10:46 2 pgs
Fees: 13.00 Taxes: 391.83

20091229-0117834

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 Sherry F. Conwell, 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 and official seal at Nashville, Tennessee, this 28th day of December, 2009.

My Commission Expires: 11-22-10

Notary Public

