Davidson County DEEDWARR
Recvd: 09/05/03 10:26 3pgs
Fees:18.00 Taxes:806.23
20030905-0129994

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42401**

WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$217,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 29th DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
ERIC J. MELCHER et ux	Wells Fargo Home Mortgage	**021-00-0 344.00**
5033 Rawlings Road	P.O. Box 10304	
Joelton, TN 37080	Des Moines, IA 50306-0304	

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 **I, JOAN EVELYN ARCHER, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC J. MELCHER and wife, KATHERINE PANEBIANCO**

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Joan Evelyn Archer, Unmarried, by Quitclaim Deed from Joan Traughber, unmarried, of record in Book 9712, page 996, Register's Office for Davidson County, Tennessee and being the same property conveyed to Joan Traughber by deed from H. R. Potter of record in Book 6863, page 552, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 5033 Rawlings Road, Joelton, Tennessee 37080

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 HANDS THIS 29th DAY OF AUGUST, 2003

JOAN EVELYN ARCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name JOAN EVELYN ARCHER, Unmarried, the bargain, 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 the 29 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SADLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

EXHIBIT "A" LEGAL DESCRIPTION

Land in Davidson County, Tennessee, formerly 14th Civil District, being part of Lot No. 13 on an unregistered Plan of the Eberle Property, and being described according to a survey by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, dated April 28, 1986, as follows:

Begining at an iron pin in the south margin of Rawlings Road (formerly known as Bernard Road) being the northeast corner of the herein described tract and being the northwest corner of the property conveyed to C. L. Endsley and Janice Endsley Glasscock by Quitclaim Deed of record in Book 5951, page 904 Register's Office for Davidson County, Tenenssee; thence with said Endsley's and Glasscock's line South 1 deg. 57' 10" West 572.75 feet to an iron pin; thence North 88 deg. 03' 40" West 18.86 feet to an iron pin at the northwest corner of the northwest corner of the property conveyed to Ellis P. Jakes by deed of record in Book 3220, Page 93, Register's Office for Davidson County, Tennessee; thence with Jakes' line South 2 deg. 21' West 392.65 feet to an iron pin; thence continuing with Jakes line North 83 deg. 40' 40" West 158.00 feet to an iron pin; thence with the following four lines established by the above mentioned survey, South 81 deg. 58' West 44.93 feet to an iron pin; thence North 16 deg. 20' 30" West 462.57 feet to an iron pin; thence North 87 deg. 24' 45" East 150.95 feet to an iron pin; North 0 deg. 32' 45" East 670.77 feet to an iron pin in the south margin of Rawlings Road; thence with said margin of Rawlings Road, South 88 deg. 55' 27" East 13.52 feet to a point at the beginning of a curve to the left; thence with the curve having a radius of 1,169.53 feet and a length of 192.25 feet to the point of beginning and containing 6.392 acres, more or less.