RETURN TO:
Hallmark Title Company
1000 Northchase Drive
Suite 100
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/28/04 08:34 2pgs
Fees:13.00 Taxes:332.63
20040428-0047887

Warranty Deed

THIS INDENTURE, made and entered into this 22nd day of April 2004

by and between Norman McLean

of the first part, and Kristen Dee Filson, an unmarried woman

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Goodlettsville County of Davidson State of TN

BEING Unit No. 11 as shown on Plat of Rolling Meadows, Phase 1, Section 1, of record in Book 6250, Page 504, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Norman McLean, herein by Cash Deed dated March 27, 2003 filed for record April 10, 2003 at Instrument No. 20030410-0047920, in the Register's Office of Davidson County, Tennessee.

The aforedescribed real property is not the homestead of the said Norman McLean.

Roberta Julian executes this conveyance on behalf of Norman McLean by virtue of authority granted to her in Specific Power of Attorney being recorded simultaneously herewith. of record in Instrument No. 20040428-0047886, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2004 Davidson County & 2004 City of Goodlettsville property taxes, being a lien not yet due and payable, Restrictions in Book 6250, Page 504, in Book 6593, Page 194, Book 9319, Page 100, Book 9566, Page 369, Easement at Instrument No. 20021025-0130769, & By-Laws and Charter for HOA in Book 6593, Page 194, Book 6595, Page 734, and in Book 8052, Page 513, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Norman McLean

Norman McLean
by Roberta Julian attorney in fact

By Roberta Julian, Attorney-in-fact

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF

Personally appeared before me, _____,
a Notary Public of said County and State, _____,
_____, 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, at office, this 22nd day of April, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

ATTORNEY IN FACT

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 22 day of APRIL, 2004, before me personally appeared ROBERTA JULIAN, 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 NORMAN MCLEAN, acknowledged that she executed the same as the free act and deed of said NORMAN MCLEAN.

Witness my hand, at office, this 22 day of APRIL, 2004.

_____
Notary Public

My Commission Expires 30 day of JULY, 2006.

JOSHUA R. HOPKINS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

INDIVIDUAL

STATE OF TENNESSEE,
COUNTY OF SHELBY

Personally appeared before me, _____,
a Notary Public of said County and State, _____,
_____, 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, at office, this 22nd day of April, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

PARTNERSHIP

STATE OF TENNESSEE,
COUNTY OF SHELBY

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2004.

_____
Notary Public

My Commission Expires _____ day of _____, 20___.

File Number: 20040406/JRH
Parcel Number: 033-04-0-A-011.00

(FOR RECORDING DATA ONLY)

Property address 11 Rolling Meadow Dr.
Goodlettsville, TN 37072

Mail tax bills to: (Person or Agency responsible for payment of taxes)
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

This instrument prepared by:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2004.

Notary Public
My Commission Expires: 11-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires Nov. 27, 2004

Return to:

cProperty Owner's Name and Address
XXXXXXXXXXXXXXX
Kristen Dee Filson
11 Rolling Meadow Dr.
Goodlettsville, TN 37072