THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/21/04 08:51 2pgs
Fees:13.00 Taxes:508.75

20041021-0126614

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Michelle Melson	same	53-3-379
1504 Turner Street		
Old Hickory, TN 37138		

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, Seth Elliott Davis and wife, Kristina Anne Davis, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Michelle Melson an unmarried person, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Revised Plan of Section "E" Village of Old Hickory, of record in Book 1424, page 132, Register's Office, Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Seth Elliott Davis and wife, Kristina Anne Davis by deed from Sonja P. Deere, of record in instrument # 20020812-0097123, said Register's Office.

This is UN-improved property known as: 1504 Turner Street, Old Hickory, TN 37138

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 the GRANTOR does covenant with the said GRANTEES that the GRANTOR is 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 itself, its 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. 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 hands this 15th day of October, 2004

Seth Elliott Davis

Kristina Anne Davis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said State, Seth Elliott Davis and Kristina Anne Davis, the within named bargainor (s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th, day of October, 2004

My commission expires:_____

Mary K Reed
NOTARY PUBLIC

MARY K. REED
Notary Public, Sumner Co., TN
My Comm. Expires Feb. 13, 2005

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $137,500.00

Tiffany Kyle
Affiant

Subscribed and sworn to before me this 15th day of October, 2004.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE