This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

FILE BOX A5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $119,000.00.

Affiant

Subscribed and sworn before me this the 26th day of April, 2005.

Notary Public
My commission expires:

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Davidson County DEEDWARR
Recvd: 04/27/05 10:08 2 pgs
Fees:13.00 Taxes:440.30

20050427-0046725

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jane Fetherling	Pinnacle National Bank	087-05-0-A 008.00 CO
4017 Farmingham Woods	211 Commerce Street, Suite 300	
Hermitage, TN 37076	Nashville, TN 37201	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald Meloy and wife, Barbara Meloy, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jane Fetherling, unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 8 on the Plan of Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ronald Meloy and Barbara Meloy, husband and wife, by deed dated June 27, 201, of record as Instrument No. 20010706-0072202, said Register's Office.

Covenants, Conditions and Restrictions contained in instrument of record in Book 8238, page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and Book 9006, Page 414, Register's Office for said County, to which reference is hereby made.

Easement for Sanitary Sewer of record as Instrument No. 20020603-0066713, Register's Office for said County, to which reference is hereby made.

Charter of Farmingham Woods Homeowners Association, Inc. of record in Book 8245, Page 768, Register's Office for said County, to which reference is hereby made.

Quitclaim Deed conveying Common Area to Homeowners Association of record in Book 8245, Page 772, and corrected in Book 8310, Page 341, Register's Office for said County, to which reference is hereby made.

P. U. D. Boundary Plat for Farmingham Woods of record in Plat Book 7900, Page 173, Register's Office for said County, to which reference is hereby made.

THIS IS IMPROVED PROPERTY KNOWN AS 4017 Farmingham Woods, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of April, 2005.

Barbara Meloy

Ronald Meloy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Meloy and Ronald Meloy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2005.

My commission expires:

Notary Public

