Davidson County DEEDWARR
Recvd: 05/10/05 10:40 2 pgs
Fees:13.00 Taxes:400.97
20050510-0052588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,371.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Arthur E. Garrett
208 Walnut Hill Drive
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 084-15-0-57

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Omar Melo,** hereinafter referred to as Grantor, hereby transfers and conveys to **Arthur E. Garrett, a single man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land situated in Davidson County, Tennessee to wit:

Being Lot Number 38 on the Plan of Donelson Meadows, of record in Book 1835, Page 36, Register's Office for said County, more particularly described as follows:

Lot Number 38 is described as beginning at a point in the westerly margin of Walnut Hill Drive, the common corner of Lots 37 and 38; thence with the line between said lots westerly 180 feet to a point in the easterly line of lot number 28; thence with the easterly line of lots 28 and 27, northerly 85 feet to the common corner of lots 38 and 39; thence with the line between said lots easterly 180 feet to the westerly margin of Walnut Hill Drive; thence with the margin of the said drive, southerly 85 feet to the beginning.

Being the same property conveyed to Omar Melo by Cash Deed from the Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument

No. 20040105-0001268, Register's Office for Davidson County, Tennessee, dated December 30, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 1835, Page 35, Register's Office for Davidson County, Tennessee.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 208 Walnut Hill Drive, Nashville, Tennessee 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 6th day of May, 2005.

OMAR MELO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Omar Melo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2005.

Notary Public

My Commission Expires: 11/4/05

12726-KW