Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Return to:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Erin Bennett
Affiant

Subscribed and sworn to before me, this 28th day of October, 2005.

Notary Public
My commission expires: [illegible]

SHEILA McCORD NOTARY PUBLIC AT [illegible] COUNTY TENNESSEE EXPIRES 03/03/2007

15-0509-150482

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Michael Merritt 1664 Aaronwood Dr. Old Hickory TN 37138	Access Nat'l Mortgage 1800 Robert Fulton Dr. #350 Reston, VA 20191	63-16-0-B-028

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy L. Farrell, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Andrew Michael Merritt**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Hampton Park, a Planned Unit Development, of record in Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, and Book 8110, Page 401, amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy L. Farrell, unmarried by deed from Fox Ridge Homes, Inc., dated March 31, 1992, of record in Book 8590, Page 280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1664 Aaronwood Dr., 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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 11/01/05 10:16 2 pgs
Fees:13.00 Taxes:512.45

20051101-0131743

WITNESS my hand this 28 day of October, 2005.

Jeremy L. Farrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy L. Farrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged hey executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28 day of October, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

