Send Tax Statements To:
New Owner

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Name and Address of New Owner:
Georg Mehlem
105 Stone Bridge Court
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 11/04/05 08:10 2 pgs
Fees:13.00 Taxes:308.95

20051104-0133567

Map 150-10-0-051.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JENNIFER MCDONALD,** unmarried, has this day bargained and sold and does hereby transfer and convey unto, **GEORG MEHLEM and wife, MARTHA MEHLEM**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 246, Section Three, Towne Village of the Country, according to plat and survey of record in Plat Book 5200, page 268 and 269, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jennifer McDonald, unmarried, by deed from Estate of Dewey McDonald, dated April 5, 2005 appearing of record in Instrument Number 20050405-0037327, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Restrictive Covenants of record in Book 5635, page 545; Agreement for Dedication of License pertaining to Driveway Encroachment of record in Book 9509, page 332; All matters subject to the terms of the Will of Dewey McDonald; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 268 and 269; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **GEORG MEHLEM and wife, MARTHA MEHLEM, their heirs and assigns, forever.**

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of October, 2005.

Jennifer McDonald

Jennifer McDonald

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Jennifer McDonald**, unmarried the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 26th day of October 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L Morgan

NOTARY PUBLIC

My Commission Expires: 2/24/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $83,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Peter Seigel

AFFIANT

SWORN to and subscribed before me, this the 26th day of October, 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

Sheri L Morgan

NOTARY PUBLIC
My Commission Expires: 2/24/09