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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Subscribed and sworn to before me, this 24th day of October, 2005.

Notary Public
My commission expires: 6-27-09

15-0510-150533

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ross Winchel 1204 Fowler Street Old Hickory, TN 37138	Ross Winchel 1369 Holly Tree Gap Rd. Brentwood, TN 37027	053-02-0-005.00

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, Leon W. Shannon, married, and Eric Melson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ross Winchel, hereinafter called the Grantees, their 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. 308, Section C-2, Village of Old Hickory, as shown on plan recorded November 10, 1950, in Book 1835, Page 29, Register's Office for said County.

Beginning at a point on the NW edge of Pearcy Street, at its intersection with Lots #308 and #309; thence south 87.1 ft., to a point; thence southwesterly 139.8 feet to a point; thence northwesterly 85 ft. to a point; thence northeasterly 191.5 ft. to the point of beginning.

Being the same property conveyed to Leon W. Shannon and Eric Melson by deed from Freddie Mai Thomas, Annie D. Lindsley, Ora Phillips, Willie B. Melson and Robert T. Melson of record in Book 4651, Page 324, Register's Office for Davidson County, Tennessee. Subject property is investment property and has never been the principal residence of Grantors.

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 1204 Fowler 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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: 11/14/05 11:36 2 pgs
Fees:13.00 Taxes:240.50
20051114-0137093

WITNESS my hand this 24tht day of October, 2005.

Leon W. Shannon

Eric Melson
by Leon W. Shannon, Attorney-in-Fact
by Leon W. Shannon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 24th day of October, 2005.

Robbin Teasley
State of Tennessee at Large

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission expires 11/27/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid County and State, Leon W. Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the attorney-in-fact for Eric Melson and is authorized by he to execute this instrument on his behalf.

Witness my hand in Hermitage, TN, this 24th day of October, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON