This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/16/05 15:21 2 pgs
Fees:13.00 Taxes:995.30
20051216-0151382

ADDRESS NEW OWNER:
Keith H. Compton
7033 Meadow Ridge Circle
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner
Mortgagee

MORTGAGEE:
SunTrust Mortgage Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP 155-16
GROUP A
PARCEL 216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Merrill and Karen Merrill, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Keith H. Compton and wife, Valerie H. Compton**, hereinafter called the "GRANTEES", their heirs 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. 60 on the plan of Traceside Subdivision, Section Eight, a Planned Unit Development, of record in Plat Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Benjamin Merrill and Karen Merrill, husband and wife by deed from William P. Brendel, a married man of record in Instrument no. 20010815-0088243, Register's Office for Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2006 and subsequent years. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 9700, page 659, Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 9435, page 493, as amended in Book 9677, page 673, Instrument #20020111-0004996, By-Laws contained in an instrument of record in Book 9668, page 899, Articles of Incorporation for Homeowner's Association, of record in Book 9668, page 894, subject to Homeowner's Association dues, subject to an easement for sewer line of record in Book 11564, page 887, Notice regarding Cambron property, of record in Instrument #20001114-0112667, Quitclaim Deed to Homeowner's Association for open space, of record in Instrument #20000329-0031449, Boundary Plat of Traceside of record in Plat Book 7900, page 705, Subject to a right-of-way easement of record in Book 3533, page 299, Register's Office for Davidson County, Tennessee.

> This is **improved** property known as **7033 Meadow Ridge Circle, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **15th** day of **December, 2005.**

Benjamin Merrill

Karen Merrill, by Benjamin Merrill, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Benjamin Merrill**, a bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledges that he is the attorney in fact for his wife, **Karen Merrill**, a bargainor and as such attorney in fact he executed the within Warranty Deed by signing the name of **Karen Merrill** as her free act and deed.

WITNESS my hand and official seal this 15th day of December, 2005.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/2006

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.