THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue Ste 350
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 02/16/06 14:17 2 pgs
Fees:13.00 Taxes:469.90
20060216-0019036

Our File Number: 23150S

MAP/GROUP/PARCEL: 75-10/48

NEW OWNER'S NAME AND ADDRESS:
MELISSA CARLTON & JASON JOHNSON
302 BELINDA DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Loan City
3420 Toringdon Way Ste 230
Charlotte, NC 28277

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LINDA M. CARLTON, AN UNMARRIED WOMAN, hereinafter called Grantor, does hereby transfer and convey unto, MELISSA CARLTON, AN UNMARRIED WOMAN and JASON JOHNSON, AN UNMARRIED MAN, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 210, on the Plan of Hermitage Estates, as shown on plat of record in Plat Book 3300, page 70 and 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Linda M. Carlton by Deed of record in Book 8850, Page 50 recorded 01/27/1993, Register's Office for Davidson County, Tennessee.
>
> The subject property is improved property known as 302 BELINDA DRIVE, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

LINDA M. CARLTON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, LINDA M. CARLTON, AN UNMARRIED WOMAN, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 8th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOV. 14 2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $127,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of February, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN MY COMMISSION EXPIRES NOV. 14 2009