Return to: First Title and Escrow Company, Inc.
Box 9B File Number 25136

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/06 13:38 2 pgs
Fees:13.00 Taxes:1887.00

20060330-0036162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Beth M. Brock
Affiant

Subscribed and sworn to before me, this 23rd day of March, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Christine M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Merrie M. Clark	New Owner	131-01-O-J
(NAME)	(NAME)	(MAP)
17 Lexington Green		010.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Arthur McLeod Mellor, Trustee of the Arthur McLeod Mellor Inter Vivos Trust, dated December 21, 1994, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Merrie M. Clark, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 10, on the Plan of Lexington Green, of record in Book 6900, page 198, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Arthur M. Mellor by deed from Rochford Realty and Construction Co., Inc. dated January 4, 1988, of record in Book 7444, page 46, and further conveyed to Arthur McLeod Mellor, Trustee of the Arthur McLeod Mellor Inter Vivos Trust, dated December 21, 1994, by Quitclaim Deed from Arthur M. Mellor, unmarried, dated December 21, 2005, of record in Book 9566, page 91, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office. Declaration of Covenants, Conditions and Restrictions for Lexington Green of record in Book 7118, page 21, Register's Office for Davidson County, Tennessee. Charter of Incorporation of Lexington Green Homeowners Association of record in Book 7144, page 262, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, know as: 17 Lexington Green, Nashville, Tennessee 37215

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my/our hand(s) this 23rd day of March, 2006.

Arthur McLeod Mellor, Trustee

Arthur McLeod Mellor, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Arthur M. Mellor with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the trustee of The Arthur McLeod Mellor Inter Vivos Trust the within named bargainor, a corporation, and that he as such trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Arthur M. Mellor, as such trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of March 2006.

Jennifer S. Dunlap
Notary Public

My commission expires 9/19/09

