RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 06/15/06 12:14 2 pgs
Fees:13.00 Taxes:647.50
20060615-0071410

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 14th day of June, 2006 by and between **Jane H. Melody, widowed**, hereinafter referred to as GRANTOR, and **Kevin D. Montgomery, Trustee**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 fronts 112 feet on the west side of Churchill Drive and runs back 197.8 feet on the north line and 209.3 feet on the south line to a dead line, which is a broken, measuring 79.4 feet thereon.

This conveyance is subject to the following:

1) All matters appearing on the plan of Crievewood Subdivision, of record in Book 2331, page 99, Register's Office for said County.

2) Restrictions of record in Book 2491, page 278, Register's Office for said County.

Being the same property conveyed to John Allen Melody, Jr. and wife, Jane H. Melody by Warranty Deed from M.T. Melvin and wife, Mary S. Melvin, dated May 29, 1956, of record in Book 2541, page 227, Register's Office for Davidson County, Tennessee. John Allen Melody, Jr. is deceased. Property now vested in Jane H. Melody as surviving tenant by the entirety.

Power of Attorney from Jane H. Melody to Elizabeth Jorgensen, Attorney in Fact , being recorded simultaneously herewith of record in Instrument Number 20060615-0071409 Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **5007 Churchill Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

SIGN HERE

WITNESS MY HAND on the day and year first above written.

Jane H. Melody by Elizabeth M. Jorgensen P.O.A.
Jane H. Melody

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June, 2006 before me personally appeared Elizabeth Jorgensen, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jane H. Melody, and acknowledged that he/she executed the same as the free act and deed of said Jane H. Melody.

Witness my hand, at office, this 14th day of June, 2006.

Carrie Hughes
Notary Public

CARRIE HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
J. Greg Hardeman
308 Green Valley Boulevard
Franklin, TN 37064

Send Tax Statements to:

SAME

Map and Parcel--147.09-O-002.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $175,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda H Hardeman
Affiant

Sworn to and subscribed before me, a Notary Public, this 14th day of June, 2006.

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
26-1-324