THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25467-05-2006** **Record & Return To:** **Ortale, Kelley, Herbert & Crawford** **200 Fourth Avenue North** **Nashville, TN 37219**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me this 16th day of June, 2006. Notary Public My Commission Expires: My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: John W. Myers Janet A. Myers 1038 Morton Mill Rd Nashville, TN 37221	**Send Tax Bills To:** Same Address as New Owner	**Tax Information:** Map No.141120E00900CO Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael T. Myers and wife, Tabitha M. Myers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. Myers and wife, Janet A. Myers** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1038 Morton Mill Rd, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of June, 2006.

Michael T. Myers

Tabitha M. Myers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael T. Myers and Tabitha M. Myers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2006.

Notary Public

My Commission Expires:

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/16/06 14:29 2 pgs
Fees:13.00 Taxes:1331.63

20060616-0072178

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Crest Subdivision (Phase 2) as of record in Instrument No. 20020403-0040556, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael T. Myers and wife, Tabitha M. Myers by deed dated 08/16/2002 from Drees Premier Homes, an Ohio corporation of record in Instrument No. 20020822-0101633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Harpeth Crest, of record in Instrument No. 20020411-0044759, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Instrument No. 20020403-0040556, Register's Office for Davidson County, Tennessee.
4. Easement for sewer of record in Book 4817, page 780, Register's Office for Davidson County, Tennessee.
5. Easement for water line of record in Book 7142, page 522, Register's Office for Davidson County, Tennessee.
6. Easement for right-of-way of record in Book 4277, page 568 and in Book 4581, page 312, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010712-0074403, Register's Office for Davidson County, Tennessee.