Davidson County DEEDWARR
Recvd: 06/26/06 12:12 2 pgs
Fees:13.00 Taxes:618.83
20060626-0075930

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $167,250.00 .

Richard Melamed
Affiant

Subscribed and sworn to before me this 15th day of June, 2006.

Notary Public
My Commission Expires 12/09/08

06-0305

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard David Melamed	New Owner	141-12-O-B
7032 Bay Cove Trail		27.00 CO
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Shannon Huntley, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard David Melamed**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Southampton, Phase I, of record in Book 5200, Page 464, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Shannon Huntley, unmarried by deed from Kevin V. Forte and wife, Penny M. Forte, dated July 23, 1999, recorded in Book 11587, Page 323, Register's Office for said County.

Robert C. Graham, husband of Shannon Huntley, joins in the execution of this instrument to convey any interest he may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7032 Bay Cove Trail, Nashville, TN 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 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 our hands this 15th day of June, 2006.

Shannon Huntley
Shannon Huntley

Robert C. Graham, by Shannon Huntley, Attorney in Fact
Robert C. Graham, by Shannon Huntley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Shannon Huntley**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 2006.

Notary Public at Large

My Commission Expires: 01/26/08

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named **Shannon Huntley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Robert C. Graham** and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Franklin, Tennessee, this 15th day of June, 2006.

Notary Public at Large

My Commission Expires: 01/28/06

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE