OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

RETURN TO:
LENDER'S TITLE & ESCROW, LLC
3173 WHITTEN PKWY, SUITE 102
Bartlett TENNESSEE 38134

TAMMIE R. LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF August, 2006

Notary Public

My Commission expires: 11-10-09

THIS INSTRUMENT PREPARED BY

T. Larry Edmondson, Attorney-at-Law, 800 Broadway, Nashville, TN 37203
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Karen H. Faircloth (NAME)	SAME (NAME)	75-11-A-66
1208 Andrew Donelson Dr. (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Thomas R. Medlin, Jr. and wife, Cynthia F. Medlin

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Karen H. Faircloth, an unmarried person

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 27 on the plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Medlin, Jr. and wife, Cynthia F. Medlin by deed from Frank Batson Homes, Inc. of record in Book 11137, Page 798, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/15/06 10:33 2 pgs
Fees:13.00 Taxes:847.30
20060815-0100238

This conveyance is subject to Restrictive Covenants of record in Book 10337, Page 102 and Book 11029, Page 414, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1208 Andrew Donelson Drive (House Number) (Street) Hermitage (City) Tennessee (State) 37076 (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 4th day of August, 2006.

Thomas R. Medlin, Jr.
THOMAS R. MEDLIN, JR.

Cynthia F. Medlin
CYNTHIA F. MEDLIN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas R. Medlin, Jr. and Cynthia F. Medlin _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of August, ~~19~~2006.

My Commission expires:
January 23, 2010

Tiana F. Conwell
Notary Public

TIANA F. CONWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public