20060919-0116068

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25877-09-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,500.00. Affiant Subscribed and sworn to before me this 15th day of September, 2006. Notary Public

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

WARRANTY DEED

Address New Owner: Dustin and Jennifer Waldrop 7830 Rainey Drive Antioch, TN 37013	**Send Tax Bills To:** AMERICA'S WHOLESALE LENDER 750 OLD HICKORY BLVD. #180 BRENTWOOD, TN 37027	**Tax Information:** Map & Parcel No.19-182.06-0A-053.00-CO

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, **Abra H. Meckel**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Waldrop and wife, Jennifer Waldrop** ("Grantee"), their 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 7830 Rainey Drive, Antioch, TN 37013

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 15th day of September, 2006.

Abra H. Meckel

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of September, 2006.

Notary Public

My Commission Expires:

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
I. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/19/06 14:37 2 pgs
Fees:13.00 Taxes:512.45

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section One Old Hickory Hills as of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Abra H. Meckel, unmarried by deed dated 12/11/03 from Thoroughbred Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20031215-0178894, 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 Old Hickory Hills Homeowners Association, of record in Instrument No. 20020116-0006750, 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. Charter of Incorporation of Old Hickory Hills Homeowners Association, Inc. of record in Instrument No. 20020123-0009417, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20020213-0018960 (as to open space), Register's Office for Davidson County, Tennessee.
6. Easement for a remote terminal cabinet of record in Instrument No. 20020123-0009339, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20010306-0021333, Register's Office for Davidson County, Tennessee.