WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

Subscribed and sworn to before me this 29th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/09/06 13:42 2 pg:
Fees:13.00 Taxes:351.13

20061009-0125277

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Leffel	First Horizon Home Loan Corporation	108-07-O-B-157.00CO
(NAME)	(NAME)	(MAP)
218 Timberway Drive	1555 W. Walnut Hill Lane, Suite 200	
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Irving, TX 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jimmy Melton and wife, Lisa D. Melton**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julie Leffel, unmarried**, hereinafter called Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 157 of Timber Lake Condominium, a Condominium, a Horizontal Property Regime, located on Timberway Drive, Nashville, TN, as shown on the plat of Timber Lake Condominium, Condominium apartments, recorded in Plat Book 6250, page 219, said Register's Office, and described in a Master Deed recorded in Book 6549, page 475 and Book 6561, page 141, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Timber Lake Condominium, Condominium Apartments contained in the Master Deed recorded in Book 6549, page 475 and Book 6561, page 141, and By-Laws recorded in Book 6549, page 520, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jimmy Melton and wife, Lisa D. Melton, by deed from Barbara K. Turner and husband, Billy L. Turner, dated November 15, 1996, of record in Book 10262, page 89, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 218 Timberway Drive, Nashville, Tennessee 37214

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 my/our hand(s) this 29th day of September, 2006.

Jimmy Melton

Lisa D. Melton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jimmy Melton; Lisa D. Melton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of September, 2006.

Jennifer D Dunlap
Notary Public

My Commission Expires: 9/19/09

