WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2006

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/06 13:17 2 pgs
Fees:13.00 Taxes:1250.60
20061018-0129389

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn H. Mellichamp (NAME)	Countrywide Home Loans (NAME)	MAP 104-14
2801 Natchez Trace (ADDRESS)	P. O. Box 660694 (ADDRESS)	PARCEL 151
Nashville, Tn ~~37205~~ 37212 (AW) (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	

FOR AND 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, Alexander C. Waddey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn H. Mellichamp

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of E. C. Scruggs Subdivision of Lots 18 and 19, Plan of Belair, as of record in Book 843, Page 10, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof, LESS AND EXCEPT THAT PORTION OF LOT NO. 1 CONVEYED TO THE STATE OF TENNESSEE FROM ANN S. MINOT AND DESCRIBED IN BOOK 4729, Page 646, Register's Office for Davidson County, Tennessee, as follows: Beginning at a point in the south boundary of this property, said point being along the said south boundary, north 82 degrees west 143.4 feet from the west margin of Natchez Trace, said south boundary beginning in the said west margin, south 8 degrees west 200 feet along said west margin from the south margin of Woodlawn Drive; thence along the said south boundary, north 82 degrees west 56.6 feet to a point; thence north 8 degrees east 43.3 feet to a point; thence south 44 degres 36 feet east 71.0 feet to the point of beginning and containing 1,200 square feet, more or less.

Being the same property conveyed to Alexander C. Waddey by Warranty Deed from Fredia Layton dated August 30, 2002 and recorded as Instrument No. 20020903-0105930 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO Restrictive Covenants of record in Book 2145, Page 266, Register's Office for Davidson County, Tennessee and further Subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Belair as of record in Plat Book 843, Page 10, Register's Office for Davidson County, Tennessee, and subject to lack of access to I-440.

unimproved ( )
This is improved (X) property, known as 2801 Natchez Trace, Nashville, Tn ~~37205~~ 37212 (AW)
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 hand this 16th day of October, 2006

Alexander C. Waddey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexander C. Waddey

the bargainor _____, 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 and official seal at XXXXXXXX Nashville, Tennessee, this 16th day of October, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY