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. 25993-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Rachel Weaver Affiant Subscribed and sworn to before me this 2nd day of November, 2006. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC J. MICHAEL MORGAN DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Aaron D. Weaver 239 Morton Avenue Nashville, TN 37211	**Send Tax Bills To:** Countrywide Mortgagee Ventures, LLC dba Commerce Union Mortgagee 2021 N. Gallatin Rd. Suite 292 Madison, TN 37115	**Tax Information:** Map No.119.14-0 Parcel No. 234.00

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, **Michael B. Mellett and wife, Fiona Maureen. Mellett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron D. Weaver and wife, Rachel Weaver** ("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 239 Morton Avenue, Nashville, TN 37211

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 2nd day of November, 2006.

Michael B. Mellett

Fiona Maureen. Mellett

Davidson County DEEDWARR
Recvd: 11/08/06 13:29 2 pgs
Fees:13.00 Taxes:777.00
20061108-0139087

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of November, 2006.

Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 24, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 33 and 34 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, as of record in Plat Book 421, page 134, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael B. Mellett and wife, Fiona Maureen Mellett by Deed dated August 29, 2002 from Bret Hartman and wife, Debra Hartman of record in Instrument No. 20020830-0105310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, page 134, Register's Office for Davidson County, Tennessee.