GSRM
SB
#44

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2006, by and between CLIFFORD W. HASKINS and JANICE L. HASKINS, HUSBAND AND WIFE, hereinafter called Grantors, and ROGER D. MELTON and KRISTINA L. MELTON, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CLIFFORD W. HASKINS and JANICE L. HASKINS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ROGER D. MELTON and KRISTINA L. MELTON, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2464 UNION HILL ROAD, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor on this the day and year first above written.

SELLER:

CLIFFORD W. HASKINS
Signature of Seller

JANICE L. HASKINS
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/01/06 15:57 3 pgs
Fees:18.00 Taxes:851.00
20061201-0148791

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CLIFFORD W. HASKINS and JANICE L. HASKINS, HUSBAND AND WIFE, the within named bargainors, 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 Joelton, Tennessee, **this** 30th **day of November, 2006.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

ROGER D. MELTON and KRISTINA L. MELTON
2464 Union Hill Rd
Goodlettsville TN 37072

Property Address:

2464 UNION HILL ROAD, GOODLETTSVILLE, TENNESSEE 37072
Person Responsible for Taxes:

New Owner

Map & Parcel #: MAP 16-0, PARCEL 94

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$230000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of **November, 2006.**

LEE HAMLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-379J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Edward G. Bracy, Jr. Property, of record in Book 4470, page 19, Register's Office for said County.

Said Lot No. 2 fronts 245.10 feet on the northeasterly margin of Union Hill Road and extends back 395.00 feet on the northwesterly line and 359.50 feet on the southeasterly line to a dead line in the rear, measuring 225.10 feet thereon.

Being the same property conveyed to CLIFFORD W. HASKINS and JANICE L. HASKINS, HUSBAND AND WIFE, by Deed from LAMA TERRA LIMITED, A TENNESSEE LIMITED PARTNERSHIP, of record in Book 7917, Page 664, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 16-0, PARCEL 94).

2. All matters as set forth on the Plan of record in Book 4470, page 19, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.