WARRANTY DEED

AT-20060305

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st day of December, 2006.

(Affix Seal)

Notary Public

My Commission Expires: **6-26-07**

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/05/06 14:52 1 pgs
Fees:13.00 Taxes:536.50

20061205-0150196

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION RD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica Wells	SAME	083-08-0 210.00
2802 Meadow Rose Drive		
Nashville, TN 37206		

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, Wendell C. Pedigo, individual, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jessica Wells, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 12 of Meadow Rose Park, Section II, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee and further described as follows:

Said Lot No. 12 fronts 96 feet on the easterly side of Meadow Rose Drive and runs back 161.70 feet on the northerly line and 166.62 feet on the southerly line to a dead line in the rear which measures 94 feet.

Being the same property conveyed to Wendell C. Pedigo, individual from A. J. Richardson, unmarried by Warranty Deed dated November 3, 1997 and recorded November 10, 1997 in Book 10678, page 972, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2802 Meadow Rose Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 1st day of December, 2006

Wendell C. Pedigo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Wendell C. Pedigo , the bargainor(s), 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 Williamson, Tennessee, this 1st day of December, 2006.

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY