THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03460

Davidson County DEEDWARR
Recvd: 12/05/06 15:06 2 pgs
Fees:13.00 Taxes:573.50
20061205-0150254

Property Address:
301 Wessex Court, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Robert H. Cooney, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **William G. Melson, and Donna G. Melson, husband and wife,** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Lot 57, Southwood Subdivision, as shown by plat of record in Plat Book 2663, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Mark A. Martin and wife, Beth C. Martin, dated November 29, 2004, and recorded December 14, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200412140148261.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 21st day of November, 2006.

Robert H. Cooney {Seal}
Robert H. Cooney

State of TENNESSEE
County of DAVIDSON

On this the 21st day of November, 2006, before me, the undersigned officer, personally appeared Robert H. Cooney, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Stacy C. Smith
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: [illegible]
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission expires:

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert H. Cooney
Affiant

Sworn to and subscribed before me this the 21st of November, 2006.

Stacy C. Smith
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: [illegible]
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission expires:

Name of Owner and Property Address:
William Melson and Donna Melson
301 Wessex Court
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Coldwell Banker Mortgage
3000 Leaderhall Rd
Mt. Laurel NJ 08064

Tax Parcel ID#: 162-05-0-026.00