Davidson County DEEDWARR
Recvd: 12/27/06 14:35 2 pgs
Fees:13.00 Taxes:851.00

20061227-0159440

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 15th day of December, 2006.

Notary Public
My commission expires: 1/23/10

02-0611-45213

Address of New Owner:	Send Tax Bills to:	Tax Information
Delia Bracken 306 Riverstone Boulevard Nashville TN 37214	New Owner	085-14-O-A-306.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Herbert B. Melcher and wife, Paula K. Melcher, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Delia Bracken, Unmarried, and Rinda Clark, Married, hereinafter called the Grantees, their successors 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 Unit No. 14, on the Plan of Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, and as described in the Master Deed of record in Book 6998, Page 839; Book 7245, Page 211; and Book 11016, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Duncan, unmarried by deed from Caliber Development Group, L.P., dated May 9, 2003, recorded May 14, 2003, of record in Instrument No. 20030514-0065554, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Herbert B. Melcher and wife, Paula K. Melcher by deed from Robert C. Duncan, dated April 8, 2005, recorded April 13, 2005, of record in Instrument No. 20050413-0040790, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 306 Riverstone Boulevard, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2006.

Herbert B. Melcher

Paula K. Melcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Herbert B. Melcher and Paula K. Melcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of December, 2006.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires
1/23/10