WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Meade	New Owner	104-16-0-411.00
(NAME)	(NAME)	
1912 Sweetbriar		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 11 day of January, 2007, by and between MATTHEW HOUSEL AND WIFE, MARISSA I. BORROMEO, party of the first part, and Ryan J. Meade, a single man, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2B ON THE PLAN OF ZONE LOT DIVISION OF LOT 2 OF A SUBDIVISION OF THE KNOX PROPERTY, OF RECORD IN PLAT BOOK 6050, PAGE 121, AS AMENDED IN BOOK 6250, PAGE 714, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW HOUSEL AND WIFE, MARISSA I. BORROMEO BY DEED (DEEDWARR) FROM LARA C. STEVISON, UNMARRIED OF RECORD IN INSTRUMENT 200410150124412 ON 10/12/2004 AND FILED FOR RECORD ON 10/15/2004, REGISTER'S OFFICE FOR SAID COUNTY.

Subject to Restrictions of record in Deed Book 6050, Page 121, Deed Book 6250, page 714, Deed Book _____, page _____, and Deed Book _____, page _____, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

~~See Exhibit B for exceptions to title~~

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

MATTHEW HOUSEL

Marissa O Borromeo
MARISSA I. BORROMEO

Davidson County DEEDWARR
Recvd: 02/15/07 11:16 2 pg
Fees:13.00 Taxes:946.83

20070215-0019330

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Housel and Marissa I. Borromeo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January 2007.

Notary Public

My Commission Expires: 7-24-10

