Davidson County DEEDWARR
Recvd: 03/20/07 10:03 2 pg
Fees:13.00 Taxes:277.50

20070320-0033585

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: David Arsenault, Grantors
TO: A. J. Medlock, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers A. J. Medlock 3060 Casa Drive Nashville, TN 37214	Same as Owner	108-03-O 153.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $75,000.00.

A. J. Medlock
Affiant

Subscribed and sworn to before me this the 19th day of March, 2007.

My commission expires: June 18, 2007

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, David Arsenault, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto A. J. Medlock, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 97B, on the Plan of Zone Lot Division, Lots No. 94, 95, 96 and 97, Patio Villa, Section Five, as shown by plat appearing of record in Plat Book 6250, Page 490, revising, Plat Book 5200, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David Arsenault by warranty deed, of record in Instrument No. 20050309-0026246.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities, including in Book 6199, Page 70; in Book 6422, Page 55 and Page 60; Final Judgment for Sewer Easement of record in Book 6021, page 843; all matters shown on plat of record in Plat Book 6250, Page 490, revising Plat Book 5200, Page 633, all in the Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3060 Casa Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 19TH day of MARCH, 2007.

"GRANTORS"

David Arsenault

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named David Arsenault, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee this 19TH day of MARCH, 2007.

My commission Expires: JUNE 19, 2007

Notary Public

{Seal}

