Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,303.00

Melanie Land
Affiant

Subscribed and sworn to before me, this 30th day of March 2007.

Amy Cross Nance
Notary Public
My commission expires: 4/21/07

Amy Cross Nance State of Tennessee Notary Public Williamson County

Davidson County DEEDWARR
Recvd: 04/17/07 13:16 2 pgs
Fees:13.00 Taxes:1148.12
20070417-0045799

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Melanie Land 2069 Sherbrooke Lane Nashville TN 37211-0000	Bank of America 900 W. Trade St Charlotte, NC 28255	180040A08000CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Penelope P. Ellis, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Melanie Land, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Highland Creek, Section 3, of record in Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Penelope P. Ellis by deed from Harris Homes, LLC, A Delaware limited liability company, dated September 30, 2003, of record in Instrument No. 20031001-0144811, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) Bylaws for Highland Creek Homeowners Association of record in Book 11568 Page 301 3) All matters appearing on plan of Highland Creek Section 3 of record in Instrument No. 20011211-0136446, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11568 page 31 and in Instrument No. 20000413-0037474 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 2069 Sherbrooke Lane, Nashville, Tennessee 37211-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of March, 2007.

Penelope P. Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of March, 2007.

Notary Public

My Commission expires: 4/21/07

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: WG1587