(1)

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007040034

Davidson County DEEDWARR
Recvd: 04/17/07 13:43 2 pgs
Fees:13.00 Taxes:466.20
20070417-0045813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$126,000.00**

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 13th day of April, 2007.

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Vel Properties, Inc. 201 Cude Lane Madison, TN 37115	New Owner 5225 Rustic Way Old Hickory, TN 37138	034-02-0-037.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Flatt**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vel Properties, Inc., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 20th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by T. R. Sanford, dated August 21, 1964, as follows:

Beginning at a concrete monument in the northeasterly margin of Cude Lane, said monument being at the north front corner of Lot Number 41 on the plan of Shepherd Hills, Section II, as of record in Book 2900, Page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude's Lane, northwesterly 72.55 feet to an iron pin; thence north 56 deg. East 223.5 feet to an iron pin in the southerly line of Lot

Number 10 of Shepherd Hills, Section 1, as of record in Book 2331, Page 46, said Register's Office; thence along the line of Lots Numbers 10 and 11 in said subdivision, South 46 deg. 01 min. East 112.6 feet to a concrete monument at the northeast corner of Lot Number 41 above referred; thence with the line of said lot, South 63 deg. 39 min. West 250.7 feet to the point of beginning. Description taken from prior deed.

Being the same property conveyed to Christopher Flatt, by deed from Windy M. Hale, and spouse, Sammy G. Hale, Jr., as recorded on the 27th day of September, 2006 in Instrument No. 20060927-0119410, in the Register's Office for Davidson County, Tennessee. This property has never been the principal residence of the Grantor.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **201 Cude Lane, Madison, TN 37115.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of April, 2007

Christopher Flatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Christopher Flatt**, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2007.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY