PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/24/07 10:46 3 pgs
Fees:18.00 Taxes:1313.50

20070424-0048599

# WARRANTY DEED

THIS INDENTURE is made and entered into this ~~23rd~~ 21ST day of April, 2007, by and between WILLIAM ROYSTER and JANE M. ROYSTER, HUSBAND AND WIFE, hereinafter called Grantors, and TINNON MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM ROYSTER and JANE M. ROYSTER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto TINNON MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1309/1311 & 1313/1315 PIERCE RD., MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

WILLIAM ROYSTER
Signature of Seller

JANE M. ROYSTER
Signature of Seller

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, a Notary Public of said County and State, WILLIAM ROYSTER and JANE M. ROYSTER, HUSBAND AND WIFE, 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** Madison, TN, **this** 21ST **day of April, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Name and Address of Property Owner:**

**TINNON MEDLEY and BETTYE S. MEDLEY**

**2433 TINNIN RD.**
**GOODLETTSVILLE, TN 37072**

**Property Address:**

**1309/1311 & 1313/1315 PIERCE RD., MADISON, TN 37115**

**Person Responsible for Taxes:**

Same

**Map & Parcel #: MAP 43-01 PARCELS 185,173,172 &174**

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$355000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20 day of **April, 2007.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-7985

# EXHIBIT 'A'

Being Lot No. 4 on the Plan of Pierce Place, Section 2, of record in Book 5190, Page 759, as amended in Book 6050, Page 10, Register's Office for Davidson County, Tennessee. (Map 043-01, Parcel 185)

Being Lot No. 5 on the Plan of Pierce Place Section 1, of record in Book 5190, Page 733, to which plan reference is hereby made for a more complete and accurate description. (Map 043-01, Parcel 172)

Being the same property conveyed to WILLIAM ROYSTER and JANE M. ROYSTER, HUSBAND AND WIFE by Deed of Correction from Champion Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20070424-0048597, Register's Office for Davidson County, Tennessee.

Being Lot No. 6 on the Plan of Pierce Place, Section 1, of record in Book 5190, Page 759, as amended in Book 6050, Page 10, Register's Office for Davidson County, Tennessee.

Being Lot No. 7 on the Plan of Pierce Place, Section 1, of record in Book 5190, Page 733, as amended in Book 050, Page 10, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to WILLIAM ROYSTER and JANE M. ROYSTER, HUSBAND AND WIFE, by Deed of Correction from Champion Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20070424-0048598, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 43-01 PARCELS 185,173,172 &174).
2. All matters as set forth on the recorded plat of Oak Grove Estates of record in Deed Book 163, page 252, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants, conditions, easements, and reservations contained in a certain Special Warranty Deed from the United States of America to Harry W. Ferguson and wife, Ann C. Ferguson, of record in Deed Book 107, Page 234, Register's Office for DAVIDSON County, Tennessee.

4. Permanent Easement and right of way to Henry County, Tennessee, executed by Hall McCuiston and wife, Winnie C. McCuiston, of record in Deed Book 53, page 108-109, Register's Office for DAVIDSON County, Tennessee.

5. All matters as set forth on the Plan of record in Plat Cabinet E, Slide 196, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.