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Realty T.H.
Box 488

Davidson County DEEDWARR
Recvd: 06/06/07 14:29 2 pgs
Fees:13.00 Taxes:1017.50
20070606-0067959

THIS INSTRUMENT PREPARED BY: George v. crawford, jr. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 deaderick street, suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF MAY, 2007. NOTARY PUBLIC MY COMMISSION EXPIRES: 7-24-2010.

Address New Owner As Follows: Kelly E. Melvin & Kristina M. Bryant 8180 Londonberry Road Nashville, TN 37221	Send Tax Bills To: Bank of America P.O. Box 9000 Getzville, NY 14068-9000	Map-Parcel Number: 141-15D-144CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA PRENG MCPHERSON, UNMARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **KELLY E. MELVIN, UNMARRIED AND KRISTINA M. BRYANT, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 144, as shown on the map entitled Phase III-C, Plan of Sheffield on the Harpeth, a Planned Unit Development, of record in Book 7900, Page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles McPherson and wife, Laura McPherson by Warranty deed from Joseph David Freedman and Leslie E. Freedman of record in Instrument No. 20030106-0002121, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Laura Preng McPherson by Quitclaim Deed from Charles Crook McPherson of record in Instrument No. 20060601-0064489, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2007 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 591; and amended in Book 9311, Page 192, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8569, Page 481, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7145, Page 954, and in Book 6925, page 900, Register's Office for said County.

5. Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 829, Register's Office for Davidson County, Tennessee.

6. Grant of Transmission line easement of record in Book 4136, Page 525, Register's Office for Davidson County, Tennessee.

This is improved property known as 8180 Londonberry Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of May, 2007.

Laura Preng McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Preng McPherson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 25th day of May, 2007.

GEORGE V. CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 2, 2011

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