Davidson County DEEDWARR
Recvd: 06/14/07 12:30 2 pgs
Fees:13.00 Taxes:517.98
20070614-0071358

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires
July 28, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,995.00

Affiant

Subscribed and sworn to before me, this 8th day of June 2007.

Notary Public
My commission expires: 7/28/07

Address of New Owner:
Alicia Malone
632 Fairview
Madison, TN 37115

Send Tax Bills to:
New Owner

Tax Information
Map43-06 Par 135

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, **Ross Winchel*** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alicia Malone, a single woman**, 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:

* Married

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Farview, Section Two, of record in Book 3600, page 6, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ross Winchel by deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, DC of record in Instrument 200409130110317, said Register's Office, dated August 26, 2004.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1) and (4) unless a satisfactory survey and inspection of the premises is made.

(1) Rights of claims and parties in posession not shown by the public records;

(2) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

(3) Taxes or special assessments which are not shown as existing liens by the public records;

(4) Any encroachment, encumberence, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. 2) Taxes for the year 2007, a lien, not yet due & payable. 3) All matters shown on the Plan of record in Book 3600, page 6, said Register's Office.

This property is improved property known as 632 Fairview, Madison, TN 37115

The above referenced property in not the primary residence of the said Ross Winchel.

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 8th day of June 2007.

Ross Winchel

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 **Ross Winchel**, 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 Franklin, Tennessee, this 8th day of June 2007.

Notary Public

My Commission expires: 11-22-2010

FILE NO: TN2007050460

DANIELLE BRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010