WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
David Shane Tarleton	Chase Bank, USA, N.A.	Parcel ID:
1128 Meridan Street	1400 E. Newport Center Drive	07115037700
Nashville, TN 37207	Deerfield Beach, FL 33442	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Hattie I. Morthel and husband, Thomas G. Morthel

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

David Shane Tarleton, a single man

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the northerly fifty feet of Lot No. 149 on the Plan of The Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, Register's Office for said County.

Said part of Lot No. 149 fronts fifty feet on the westerly side of Meridian Street and runs back westerly between parallel lines, and with the southerly margin of Richardson Street, formerly Scott Street, one hundred seventy-three and one-half feet to an alley.

Being the same property conveyed to Hattie I. Morthel by Quitclaim Deed from Thomas G. Morthel, dated August 28, 1984, and filed for record in Book 6368, page 573, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Book 332, page 40, said Register's Office.

Being the same property conveyed to Hattie I. Morthel by Quitclaim Deed from Thomas G. Morthel of record in Book 6368, Page 573, said Register's Office. See also deed of record in Book 4886, Page 804, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1128 Meridan Street, Nashville, TN 37207

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 17th day of October, 2007.

Hattie I. Morthel
Hattie I. Morthel

Thomas G. Morthel
Thomas G. Morthel

Davidson County DEEDWARR
Recvd: 10/26/07 10:47 2 pgs
Fees:13.00 Taxes:444.00

20071026-0126685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hattie I. Morthel and husband, Thomas G. Morthel, 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 Nashville, Tennessee, this 17th day of October, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.