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

Davidson County DEEDWARR
Recvd: 12/05/07 14:56 3 pgs
Fees:18.00 Taxes:325.60
20071205-0141006

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2007, by and between BRENDA R. HART, UNMARRIED, hereinafter called Grantor, and TINNON W. 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, BRENDA R. HART, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto TINNON W. 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 Grantor 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"). 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 4528/4530 BROOKE VALLEY DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants 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 persons whomsoever.

WITNESS the hand and seal of the Grantors on this the day and year first above written.

SELLER:

Brenda R Hart

BRENDA R. HART
Signature of Seller

_____

Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BRENDA R. HART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 30TH day of November, 2007.

Denise C. Allis
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 W. MEDLEY and BETTYE S. MEDLEY

2433 TINNIN RD.
GOODLETTSVILLE, TN 37072

Property Address:

4528/4530 BROOKE VALLEY DRIVE, HERMITAGE, TN 37076

Person Responsible for Taxes:
2433 Tinnin Rd
Goodlettsville, Tn
37072.

Map & Parcel #: MAP 87-13, PARCEL 52

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 **$88000.00** 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 30 day of **November, 2007.**

Denise C. Allis
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 07-8080

EXHIBIT 'A'

BEING Lot No. 190, on the Plan of Valley Grove, Section 2, of record in Plat Book 5200, page 489, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to BRENDA R. HART, UNMARRIED, by Warranty Deed from Gary R. Rutherford and wife, Julia L. Rutherford, of record in Instrument Number 20020809-0096428, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 87-13, PARCEL 52).
2. All matters as set forth on the Plat of record in Book 5200, page 489, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants Valley Grove Sec. Two of record in Book 6011, page 300, Register's Office for DAVIDSON County, Tennessee.

4. Restrictive Covenants Valley Grove Sec. 2 of record in Book 6096, page 283, Register's Office for DAVIDSON County, Tennessee.