THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27156-10-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00 Affiant Subscribed and sworn to before me this 30th day of November, 2007. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Rosaland J. Melton-Patrick 152 Morton Mill Circle Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141120D152.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Kosten**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosaland J. Melton-Patrick** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 152 Morton Mill Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/12/07 14:01 3 pgs
Fees:18.00 Taxes:629.00
20071212-0143260

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2007.

Jerry Kosten

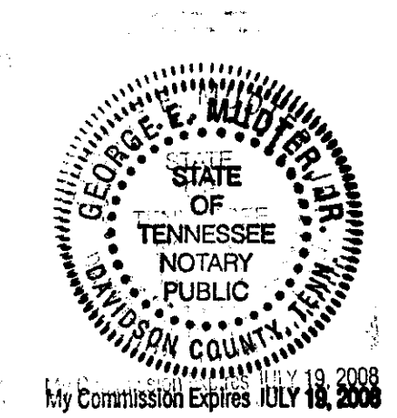
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jerry Kosten**, 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 office, this 30th day of November, 2007.

Notary Public

My Commission Expires:



My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 152 and driveway serving said lot, Third Revision, Morton Mill Estates, as of record in Plat Book 7900, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry Kosten by deed dated June 1, 1998, from Mary L. Kane, of record in Book 10961, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Morton Mill Estates, of record in Book 7546, page 145, amended in Book 7936, page 704, Book 7936, page 709 and Book 8079, page 804, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Morton Mill Homeowner's Association, Inc. of record in Book 7548, page 963, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Morton Mill Estates Homeowners' Association, Inc. of record in Book 7414, page 335, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 561, Register's Office for Davidson County, Tennessee.