Davidson County DEEDWARR
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Fees:13.00 Taxes:514.30
20080103-0000467

-Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Susan A. Green
1915 Shaylin Loop #271
Antioch, TN 37013

From Information Furnished By

Map and Parcel:
173-05-0A-271.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **MELDON MORTON, Unmarried,** has this day bargained and sold and does hereby transfer and convey unto **SUSAN A. GREEN, unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

BEING all of Lot No. 271 (Two Hundred Seventy One) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, as amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Meldon Morton, unmarried, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated October 23, 2006, appearing of record in Instrument Number 20061027-0133261, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, in Instrument Number 20050805-0092480, and amended of record in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791, and in Instrument Number 20050811-0095171; Charter of Home Owners Association included in Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all matters shown on said Master Deed of record in Instrument Number 20050721-0084791, as amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SUSAN A. GREEN, unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31 day of December, 2007. **BY:** Meldon Morton

Meldon Morton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **MELDON MORTON, unmarried,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

31 WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 31 day of December, 2007.

SALLIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sallie Allen
NOTARY PUBLIC
My Commission Expires: 12-27-09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 31 day of December, 2007.

Sallie Allen
NOTARY PUBLIC
My Commission Expires: 12-27-09

SALLIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY