

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$94,500.00
|X Joshua D Dixon
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF February, 2008.
|Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-14-2009
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi Partridge & Josh Dixon 702 Mercer Drive Hermitage, TN 37076	Franklin American Mo 501 Corporate Centre Suite 400 Franklin, TN 37067	Map 75.15 Parcel 3 Dr

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,

Melanie A. Konet n/k/a Melanie A. Konet Griffis and husband, Carol Griffis

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto,

Kristi Partridge and Joshua D. Dixon both unmarried

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:

BEING LOT NO. 19A, ZONE LOT DIVISION OF LOTS 18, 19, 39, AND 40, MEADOWS OF TULIP GROVE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 471, AMENDING PLAT BOCK 5200, PAGE 612, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT

BEING THE SAME PROPERTY CONVEYED TO MELANIE A. KONET BY DEED FROM JOHN B. VILMERDING AND WIFE, MILLICENT N. VILMERDING DATED JANUARY 14, 2000 OF RECORD IN INSTRUMENT NUMBER 2000019-0006353, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MELANIE A. KONET IS NOW MARRIED AND IS NOW KNOWN AS MELANIE A. KONET-GRIFFIS. CAROL GRIFFIS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 471, amending in Plat Book 5200, Page 612, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 6231, Page 154, Book 6291, Page 899, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) Property is subject to Plat restrictions in Book 6250, Page 471, said Register's Office.
1) 2008 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **702 Mercer Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 15th day of February, 2008.

Melanie Konet Griffis

Carol Griffis

Davidson County DEEDWARR
Recvd: 02/20/08 08:59 2 pgs
Fees:13.00 Taxes:349.65

20080220-0016366

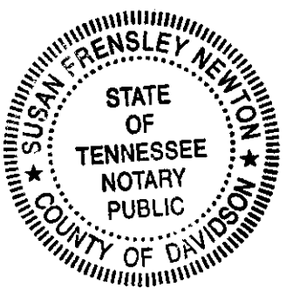
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Melanie Konet n/k/a Melanie Konet Griffis and husband, Carol Griffis, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076