WARRANTY DEED

Southern Title Services
1517 Hunt Club Blvd #100

RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

KIM GILLESPIE NOTARY PUBLIC DAVIDSON COUNTY

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC

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:
Jason F. Mitchell	USAA Federal Savings Bank	Parcel ID:
1464 Aaronwood Drive	65 Inwood Road; First Mtg. Closing	063160B22100CO
Old Hickory, TN 37138	Rocky Hill, CT 06067	

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

Matthew H. Martin and wife, Gwen Martin

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

Jason F. Mitchell and wife, Jamie Barhanovich Mitchell

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. 303 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, page 445, amended in Book 8110, page 401, and by Amendment to Plat of record Book 8181*, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew H. Martin and wife, Gwen Martin by deed from Michael McGolden and wife, Shelley McGolden, of record in Instrument 20060213-0016966, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 7351, Page 852; Book 7451, Page 739; and Book 8336, Page 393, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Pages 550, 551, and 552, and corrected in Book 7462, Page 445, and Book 8110, Page 401, and amended in Book 8181, Page 112, said Register's Office; (3) Easements of record in Book 7489, Page 515; Book 8007, Page 235; Book 8657, Page 179; Book 8739, Page 991, said Register's Office.

The signature of Gwen Martin is signed by her duly appointed Attorney-in-Fact, Matthew H. Martin, pursuant to the Power of Attorney of record in Instrument 20080320001658 8, said Register's Office.

(*erroneously shown as Book 6181 in prior deed)

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 1464 Aaronwood Drive, Old Hickory, TN 37138

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.

Davidson County DEEDWARR
Recvd: 02/20/08 12:32 2 pgs
Fees:13.00 Taxes:649.35
20080220-0016589

Witness our hands this 19th day of February, 2008.

Matthew H. Martin

Gwen Martin
By: Matthew H. Martin, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew H. Martin 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 and official seal at Brentwood, Tennessee, this 19th day of February, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Matthew H. Martin, 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 on behalf of Gwen Martin as her Attorney in Fact as the free act and deed of the within named Gwen Martin.

Witness my hand and official seal at Brentwood, Tennessee the 19th day of February, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.