THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Carmella R. Machon
1125 Apple Valley Road
Madison, TN 37115
SEND TAX BILLS TO:
New owner

Davidson County DEEDWARR
Recvd: 05/21/08 13:22 2 pgs
Fees:13.00 Taxes:406.63
20080521-0052178

WARRANTY DEED
(Map 033-16-0-121.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **TRACY L. PEARSON (FORMERLY TRACY L. DRIVER) and husband, RODNEY PEARSON** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **CARMELLA R. MACHON, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 98-A, Zone Lot Division of Primrose Meadows, Section Two, according to plat and survey of same appearing of record in Book 6900, page 104, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Tracy L. Driver, by Warranty Deed from Tony R. Callis, dated April 4, 2002, of record in Instrument No. 20020412-0045570, in the Register's Office of Davidson County, Tennessee. The said Tracy L. Driver is now Tracy L. Pearson
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 6900, page 104, formerly of record in Book 4860, page 105, and Book 5711, page 866; to restrictive covenants of record in Book 5039, pages 481 and 484, and in Book 4737, page 81; to sanitary sewer easement of record in Book 5116, page 352, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1125 Apple Valley Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 15th day of May, 2008.

TRACY L. PEARSON

RODNEY PEARSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy L. Pearson and Rodney Pearson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2008.

Notary Public

My Commission Expires: 5-25-09

(SEAL) SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $109,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of May, 2008.

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My commission expires: 3-1-09

File No. 20080235