RECORD & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Melton and Wanda Melton	New Owner (NAME)	149-01-0B-063.00-CO
824 Billingsgate Ct. (ADDRESS)	5737 N. US Hwy. 31 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Seymour, IN 47274 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Magdi Y. Zakhari, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Vernon Melton and Wanda Melton, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 274 ON THE PLAN OF PICCADILLY SQUARE, PHASE THREE, OF RECORD IN BOOK 6250, PAGE 892-894, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY TO MAGDI Y. ZAKHARI BY DEED FROM RESIDENTIAL FUNDING CORPORATION, AS ATTORNEY IN FACT FOR JPMORGAN CHASE BANK, AS TRUSTEE DATED AUGUST 7, 2006, AND RECORDED AUGUST 23, 2006 IN INSTRUMENT NO. 20060823-0103777, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 824 Billingsgate Ct., Antioch, TN 37013
(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 my/our hand(s) this 14th day of August, 2008.

Magdi Y. Zakhari

Davidson County DEEDWARR
Recvd: 08/18/08 09:12 2 pgs
Fees:13.00 Taxes:506.90

20080818-0084407

STATE OF Tennessee

COUNTY OF Davidson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that

WARRANTY DEED
(Continued)

Magdi Y. Zakhari personally appeared before me this 14th day of August, 2008, and acknowledged the due execution of the foregoing instrument.

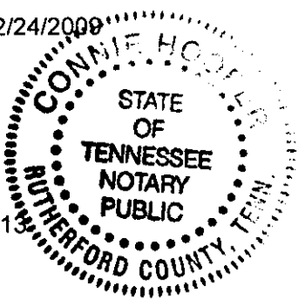
Witness my hand and official seal, this the 14th day of August, 2008.

Connie Hooper

Connie Hooper

My Commission Expires: 2/24/2009

(SEAL)



RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214