(1)

Davidson County DEEDWARR
Recvd: 08/19/08 09:59 2 pg
Fees:13.00 Taxes:865.80

20080819-0085080

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080348

Send Tax Bills To:
SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE
RICHMOND, VA 23224

New Owner is:
Albert Ron Carlson
3724 Lakeridge Pass
Nashville, TN 37214

MAP: 109-01-0A

PARCEL: 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Melanie Ruth Northern Wilson n/k/a Melanie Ruth Northern**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Albert Ron Carlson and wife, Sandra M. Carlson**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 60, Plan of Phase One, Lakeridge, as shown by plat appearing of record in Plat Book 7900, page 962, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Melanie Ruth Northern Wilson by Quitclaim Deed from Paul Jeffrey Wilson, dated 1-31-07 and recorded 3-12-07 in Instrument Number 20070312-0030299;, Registr's Office for Davidson County, Tennessee.
âPower of Attorney of record in Instrument Number 20060202-0013023, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **3724 Lakeridge Pass, Nashville, TN 37214**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8 day of August, 2008.

GRANTOR(S): Melanie Ruth Northern Wilson n/k/a Melanie Ruth Northern

MELANIE RUTH NORTHERN WILSON n/k/a MELANIE RUTH NORTHERN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **MELANIE RUTH NORTHERN WILSON n/k/a MELANIE RUTH NORTHERN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 8th day of August, 2008.

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

SRP
$234,000.00

The actual consideration or value, whichever is greater, for this transfer is ~~**$229,000.00**~~.

Sharon R. Pearce
AFFIANT

SWORN TO and subscribed before me this the 15th day of August, 2008.

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Georgette R Kennedy
NOTARY PUBLIC
My commission expires: 9-19-09