PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/02/08 10:59 2 pgs
Fees:13.00 Taxes:1282.79
20080902-0089465

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of August, 2008 by and between **Nicholas V. Simulia and wife, Anne M. Simulia,** hereinafter referred to as GRANTOR, and **Jason Meriwether and wife, LaTanya Meriwether**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Williamson, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 195, on the Plan of Section Four, Fredericksburg, as shown on plat of record in Plat Book 7900, page 749, and boundary plat in Book 7900, page 509, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

This conveyance is subject to the following:
1) All matters appearing on the Plan of Section Four, Fredericksburg as shown on plat of record in Plat Book 7900, page 479 and boundary plat in Book 7900, page 509, Register's Office for said County.
2) Restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; and Book 7798, page 843, Register's Office for said County.
3) Bylaws of record in Book 8920,page 45, Register's Office for said County.
4) Easement of record in Book 7993, page 269 and Book 7851, page 712, Register's Office for said County.
5) Charter of record in Book 8920, page 40, Register's Office for said County.
6) Amenities area of record in Book 9443, page 538 and Book 7900, page 807, Register's Office for said County.
7) Deeds of conveyance of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for said County.

Being the same property conveyed to Nicholas V. Simulia and wife, Anne M. Simulia by Warranty Deed from Steven R. Kinney, Jr and wife, Allyson S. Kinney, dated June 1, 2004, of record in Instrument No. 200406150070886, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **4736 Potomac Lane, Brentwood, TN 37027**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nicholas V. Simulia by Anne M. Simulia
Nicholas V. Simulia

Anne M. Simulia
Anne M. Simulia

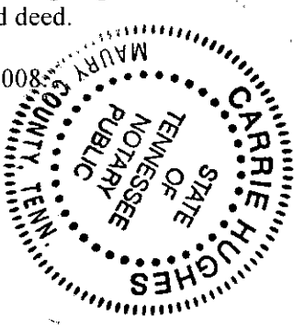
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state, Anne M. Simulia, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of August, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009



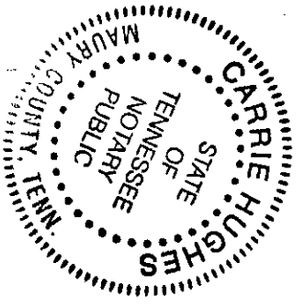
ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Williamson

On this 28th day of August, 2008 before me personally appeared Anne M. Simulia, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nicholas V. Simulia, and acknowledged that he/she executed the same as the free act and deed of said Nicholas V. Simulia.

Witness my hand, at office, this 28th day of August, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009



Name and Address of Property Owner:
Jason Meriwether and LaTanya Meriwether
4736 Potomac Lane, Brentwood, TN 37027

Send Tax Statements to:

NEW OWNER

Map and Parcel--171.03-0A-092.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

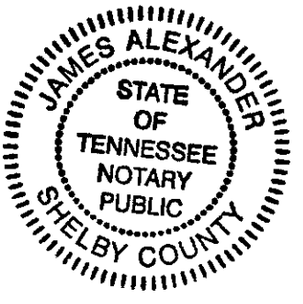
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $346,700.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of August, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010



RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
28-1-283