Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 12/15/08 09:57 3 pgs
Fees:18.00 Taxes:595.70

20081215-0119933

WARRANTY DEED

THIS INDENTURE is made and entered into this 11 day of December, 2008, by and between SAMUEL G. ANTON and LYNN M. BLAIR ANTON, HUSBAND AND WIFE, hereinafter called Grantors, and SUSAN C. ATWELL and NEAL W. WELLS, II, WIFE AND HUSBAND, hereinafter called Grantees.

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 considerations, the receipt of which are hereby acknowledged, SAMUEL G. ANTON and LYNN M. BLAIR ANTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto SUSAN C. ATWELL and NEAL W. WELLS, II, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 209 BURWICK COURT, ANTIOCH, TENNESSEE 37013.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

SAMUEL G. ANTON

LYNN M. BLAIR ANTON

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SAMUEL G. ANTON and LYNN M. BLAIR ANTON, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, on this the 11 day of December, 2008.

Notary Public

DENISE C. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name and Address of Property Owner:

SUSAN C. ATWELL and NEAL W. WELLS, II
209 Burwick Court
Antioch Tn 3793

Property Address:

209 BURWICK COURT, ANTIOCH, TENNESSEE 37013

Person Responsible for Taxes:

Magna Bank
PO Box 17257
Memphis, TN 38187

Map & Parcel #: MAP 151-1A, PARCEL 28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

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 **$161000.00** 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 11 day of December, 2008.

Notary Public

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2010

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8231J

EXHIBIT 'A'

Being Lot 28, Cheatham Pointe, of record in Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel G. Anton and wife, Lynn M. Blair Anton, by Warranty Deed from Richard W. Vaughn and wife, Julie D. Vaughn, of record in Book 10732, page 700, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 151-1A, PARCEL 28).
2. All matters as set forth on the Plan of Cheatham Pointe of record in Book 6900, pages 444 - 447, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7358, page 656; and as amended in Book 7538, page 792 and Book 7599, page 812, Register's Office for DAVIDSON County, Tennessee.

4. Dedication of Common Area of record in Book 7583, page 718, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Cheatham Pointe of record in Book 7597, page 977, said Register's Office.

6. Deed to Cheatham Pointe Homeowners Association of record in Book 7683, page 718, said Register's Office.

7. Deeds of Conveyance for Sewer Easements of record in Book 7748, page 440; Book 7746, page 444; and Book 7748, page 493, Register's Office for DAVIDSON County, Tennessee.

8. By-laws of Cheatham Pointe Homeowners Association of record in Book 8679, page 446, said Register's Office.

9. Restrictive Covenants of record in Book 8667, page 381, Register's Office for DAVIDSON County, Tennessee.

10. Easement of record in Book 3891, page 476, Register's Office for DAVIDSON County, Tennessee.