THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09011139**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2009. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 02/10/09 15:31 2 pgs
Fees:13.00 Taxes:832.50

20090210-0011668

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin T. Krenek 6025 Sedberry Rd Nashville TN 37205	New Owner	Tax Parcel ID No. 116-13-0-066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Traci McDowell Matthews as Trustee of the Annette Eddy Melville Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin T. Krenek**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING LOT NO. 30 THE PLAN OF HARDING PARK, OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 30 FRONTS 126 FEET ON THE NORTHEASTERLY SIDE OF SEDBERRY ROAD AND RUNS BACK BETWEEN LINES 230 FEET ON THE SOUTHEASTERLY LINE AND 224.1 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 142.1 FEET THEREON. BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ANNETTE EDDY MELVILLE TO ANN MELVILLE MCDOWELL AS TRUSTEE OF THE ANNETTE EDDY MELVILLE REVOCABLE TRUST AS RECORDED ON THE 22ND DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060222-0020612 AND WARRANTY DEED FROM N. C. DUNN, JR. AND WIFE, RUTH B. DUNN TO DAVID MELVILLE AND WIFE, ANNETTE E. MELVILLE AS RECORDED IN BOOK 2602, PAGE 419, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ANN MELVILLE MCDOWELL HAVING SINCE DIED ON DECEMBER 8, 2007. THE SUCCESSOR TRUSTEE OF THE ANNETTE EDDY MELVILLE REVOCABLE TRUST IS TRACI MCDOWELL MATTHEWS.

This is improved property located at 6025 Sedberry Rd Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2009.

Traci McDowell Matthews as Trustee of the Annette Eddy

Traci McDowell Matthews as Trustee of the Annette Eddy Melville Revocable Trust

Melville Revocable Trust

STATE OF FLORIDA)
COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Traci McDowell Matthews as Trustee of the Annette Eddy Melville Revocable Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2009.

LINDA SWILLEY-LLOYD
MY COMMISSION # DD 840881
EXPIRES: March 20, 2013
Bonded Thru Notary Public Underwriters

My Commission E

Notary Public