AFTER RECORDING, RETURN TO:
FIRST TITLE & ESCROW FILE BOX 9B
FTEC FILE #28683

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1120

BILL GARRETT, Davidson County
Trans:T20090031502 DEEDWARR
Recvd: 05/12/09 15:02 2 pgs
Fees:13.00 Taxes:1942.50
20090512-0043766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anita Agarwal,*** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Melson and wife, Martha Melson,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit: *UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Second Revision The Iroquois of Nashville, as of record in Plat Book 6900, pages 61 & 62, Register's Office for said County for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita Agarwal by deed from Mark D. Thomas, unmarried dated August 27, 1999 of record in Book 11647, page 235, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 109 Wentworth Avenue, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 11th day of May, 2009.

Anita Agarwal

State of Tennessee)
County of Davidson)

On this 11th day of May, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Anita Agarwal, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 525,000.00.

Affiant

Sworn and subscribed before me on this the 11th day of May, 2009.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Mark R. Melson
109 Wentworth Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

TAX MAP-PARCEL #:
116-16-B-5CO