This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

John W. Melton and John M. Hagewood
124 S. Main Street, Suite 102
Ashland City, TN 37015

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 10/21/09 14:10 3 pgs
Fees:18.00 Taxes:462.50
20091021-0097407

MAP AND PARCEL:
MAP 168
PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marie W. Mitchell, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John W. Melton and John M. Hagewood as tenants in common** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 1 & 2 A. L. Mitchell Subdivision, of record in Plat Book 8250, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Albert Louie Mitchell and wife, Marie W. Mitchell, by deed from Hesi Kiah Linton and wife, Frances Joyce Linton, of record in Book 2490, page 476, dated January 27, 1956, said Register's Office. A portion of the subject property was conveyed to Bryan R. Kurtz and wife, Melissa M. Kurtz by Quitclaim Deed from Albert Louie Mitchell and wife, Marie W. Mitchell, of record in Book 7413, page 673, dated August 1, 1987, said Register's Office. By quitclaim deed dated April 7, 1996, of record in Book 10010, page 42, said Register's Office, Bryan R. Kurtz and spouse, Melissa M. Kurtz conveyed to Albert Louie Mitchell and spouse, Marie W. Mitchell that portion of Lot 2 on the A.L. Mitchell Subdivision of record in Book 6200, page 644, said Register's Office, that was added to Lot 1 of the Resubdivision of Lots 1 & 2 A. L. Mitchell Subdivision, of record in Plat Book 8250, page 60, said Register's Office. The said Albert Louie Mitchell died on September 30, 2007. Marie W. Mitchell and Francis Marie Mitchell are one and the same person
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 8972 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of October, 2009.

Marie W. Mitchell by Melissa Blackburn, attorney in fact

Marie W. Mitchell by Melissa Blackburn,
Attorney-in-Fact Pursuant to General Power
Of Attorney Recorded in Instrument No.
20091021-0097406, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Melissa Blackburn, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Marie W. Mitchell, and who acknowledged that she executed the same as the free act and deed of Marie W. Mitchell.

Witness my hand and official seal this 21st day of October, 2009.

Notary Public

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

John M. Haywood

AFFIANT

Subscribed and sworn to before me
this 21st day of October, 2009.

NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/03/2012

Notary's Seal

