THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **153,200.00**. Tara Melvin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 2009 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall L. Melvin	Community First Bank & Trust	MAP 173-09-A
8610 Gauphin Place	501 South James Campbell Blvd	PARCEL 259.00CO
Nashville, TN 37211	Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Justin D. Atkins, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall L. Melvin and wife Tara N. Melvin**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Phase "E", Lenox Village, Urban Design Overlay, of record in Instrument No. 20040109-0003952, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin D. Atkins by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 200400901-0105721 and rerecorded in Instrument No. 20040908-0108282, said Registers Office, dated August 26, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8610 Gauphin Place, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand( ) this the 10th day of December, 2009.

Justin D. Atkins by Lynn A. Deal Attorney in fact

Justin D. Atkins by Lynn A. Deal, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20090084405 DEEDWARR
Recvd: 12/15/09 10:11 2 pgs
Fees:13.00 Taxes:566.84
20091215-0114147

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of December, 2009.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn A. Deal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Justin D. Atkins**, as her Attorney in Fact, as the free act and deed of the within named **Justin D. Atkins**.

Witness my hand and official seal this the 10th day of December, 2009.

My Commission expires May 8, 2012 _____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN