BILL GARRETT, Davidson County
Trans:T20100019494 DEEDWARR
Recvd: 04/05/10 13:13 2 pgs
Fees:13.00 Taxes:936.10
20100405-0025096

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Castle Rock Builders, LLC, a Tennessee Limited Liability Company**, (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Bruce Melancon, a single person** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 215 on the Map of Inglewood Place of record in Instrument Number 20071011-0120923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Castle Rock Builders, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Eric J. Lesueur and wife, Jerri Dawn Lesueur dated 05/27/09 and recorded in Instrument No. 20090527-0048675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

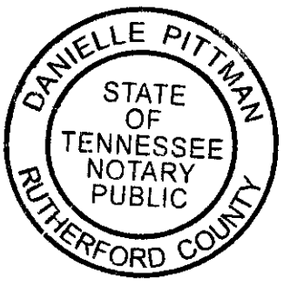
Witness our hands this 2nd day of April, 2010.

M. Travis Dukes, Managing Member

STATE OF Tennessee
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, **M. Travis Dukes, Managing Member, Castle Rock Builders, LLC** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2010



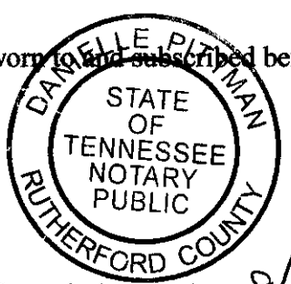
Notary Public

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$253,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 2nd day of April, 2010.



Notary Public

My Commission Expires: 8/24/11

Map and Parcel: 072-03-0-386.00

ADDRESS OF NEW OWNER
Bruce Melancon
1217 McChesney Ave.
Nashville, TN 37216

AND PERSON RESPONSIBLE FOR TAXES:
F&M Bank
10 Cadillac Way, Suite 100
Brentwood, TN 37027