THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Rutherford
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY June, 2010 Notary Public MY COMMISSION EXPIRES: 11/20/14 (AFFIX SEAL)

MYRA MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Sutton	New Owner	MAP 160-08
5417 Hill Road Circle		PARCEL 84
Nashville, TN 37220		
(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, **Thomas L. Melvin and wife, Charlene S. Melvin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jan Sutton, unmarried woman**

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. 11 on the Plan of Section 1, Brentview Meadows, as of record in Book 3842, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas L. Melvin and wife, Charlene S. Melvin by deed from Claude Dunn Construction Company, Inc. of record in Book 4047, page 747, Register's Office for Davidson County, Tennessee, dated August 15, 1966. And being the same property conveyed to Thomas L. Melvin by Quitclaim Deed from Charlene S. Melvin of record in Book 9893, page 588, Register's Office for Davidson County, Tennesse, dated December 15, 1995. And being the same property conveyed to Thomas L. Melvin and wife, Charlene S. Melvin by Quitclaim Deed from Thomas L. Melvin of record in Instrument No. 20060210-0016448, Register's Office for Davidson County, Tennesse, dated February 8, 2006.

Power of Attorney for Thomas Lewis Melvin, Jr. is of record in Instrument No. 20100517-0037586, Register's Office for Davidson County, Tennessee.

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 **5417 Hill Road Circle, Nashville, TN 37220.**

BILL GARRETT, Davidson County
Trans:T20100035850 DEEDWARR
Recvd: 06/14/10 11:25 2 pgs
Fees:13.00 Taxes:888.00
20100614-0045924

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 our hands this the 10th day of June, 2010.

Thomas L. Melvin by Ginger Melvin Eley, Attorney in Fact
Thomas L. Melvin by Ginger Melvin Eley, Attorney-in-Fact

Charlene S. Melvin
Charlene S. Melvin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ginger Melvin Eley** 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 **Thomas L. Melvin**, as his Attorney in Fact, as the free act and deed of the within named **Thomas L. Melvin**.

Witness my hand and official seal this the 10th day of June, 2010.

My Commission expires May 8, 2012

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlene S. Melvin** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of June, 2010.

My Commission expires May 8, 2012

Notary Public

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

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