THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060601**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2010. Notary Public My Commission Expires: 11-7-2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100046123 DEEDWARR
Recvd: 07/28/10 10:23 2 pgs
Fees:13.00 Taxes:1776.00
20100728-0059087

WARRANTY DEED

Address New Owner: Matthew T. Fields 6617 Chatsworth Place Nashville TN 37205	Send Tax Bills To: Franklin American Mortgage Company 501 Corporate Centre Dr Suite 400 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 129-10-26.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lillian Kellogg, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew T. Fields and wife, Beth B. Fields**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 78, WEST MEADE PARK INC., SECTION 4, as shown on plat of record in Plat Book 3300, Pages 68-69, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Lillian Kellogg, unmarried by Warranty Deed from Melvin P. Schlanger and wife, Linda F. Schlanger, recorded on the 16th day of December, 2004 in Instrument No. 20041216-0149643, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE PARK INC., SECTION 4, as recorded in Plat Book 3300, Page(s) 68-69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions recorded in Book 3102, Page 381 and Book 3401, Page 611 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 6617 Chatsworth Place Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2010.

Lillian Kellogg

Lillian Kellogg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lillian Kellogg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County