Realty 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2001.

Notary Public
My commission expires: 11/30/04

Davidson County DEEDWARR
Recvd: 10/18/01 14:26 2pgs
Fees:13.00 Taxes:466.20
20011018-0113879

CAROL R RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

01-0108-23840 MY COMMISSION EXPIRES: NOVEMBER 30, 2004

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Jeffrey A. Hooven<br>Lori H. Hooven<br>4540 Raccoon Trail<br>Hermitage TN 37076 | Mortgage Investors Group<br>8320 E. Walker Springs Lane<br>Knoxville, TN 37923 | 087-01-O027.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Arnold Ventura, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jeffrey A. Hooven and wife, Lori H. Hooven, hereinafter called the Grantees, their successors 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. 114 on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arnold Ventura and Pamula K. Winston by deed from O. Dale Stanley and wife, Cheryl Sylvester Stanley of record in Book 9314, page 874, Register's Office of Davidson County, Tennessee. Pamula K. Winston conveyed her interest in subject property to Arnold Ventura by Quitclaim Deed of record in Book 9889, page 383, said Register's office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4540 Raccoon Trail, Hermitage, TN 37076

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of October, 2001.

Arnold Ventura

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Arnold Ventura, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 12th day of October, 2001.

Carol R Rivers

Notary Public

My Commission expires: 11/30/04

CAROL R RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
NOVEMBER 30, 2004