Davidson County DEEDWARR
Recvd: 03/29/04 08:10 3pgs
Fees:18.00 Taxes:407.00
20040329-0034586

THIS INSTRUMENT PREPARED BY / RETURN MAIL TO:
HOMEFOCUS SERVICES, LLC, Recording Dept
1831 CHESTNUT ST. 6th floor, ST. LOUIS, MO 63103

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.
FILE NO: 1907669

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S): 074 04 0 074.00

WARRANTY DEED

This WARRANTY DEED made this 15th of MARCH, 2004, by

Joseph Anter and Janice D. Anter, husband and wife, whose address is: 609 Margaret Robertson Drive, Hermitage, TN 37076, hereinafter called the GRANTOR(S),

to

Damian Anter, a single, unmarried man, whose address is: 904 Hermitage Ridge Road, Hermitage, TN 37076, hereinafter called the GRANTEE(S),

WITNESSETH; That said Grantor(s), for and in consideration of the sum of $10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situate in DAVIDSON County, TENNESSEE, viz:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 61, ON THE PLAN OF SECTION 12, HERMITAGE HILLS, OF RECORD IN PLAT BOOK 4675, PAGE 113, AS REVISED IN PLAT BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being that parcel of land conveyed to Joseph Anter and wife, Janice D. Anter from Clarence Heard, Jr., unmarried by that deed dated 09/28/1995 and recorded 10/02/1995 in Deed Book 9813, at Page 878 of the DAVIDSON County, TN Public Registry.

Tax Map Reference: 074 04 0 074.00

Commonly known and numbered as: 904 Hermitage Ridge Road, Hermitage, TN 37076

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This property is the homestead of the Grantor(s).

I, or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($110,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day of year first above written.

Joseph Anter

Janice D Anter

Janice D. Anter

Signed, Sealed and Delivered in Our Presence:

Witness Signature_____ Witness Signature_____

Witness Printed Name_____ Witness Printed Name_____

STATE OF TENNESSEE) ss:
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in said County and State, the within named **Joseph Anter and Janice D. Anter, husband and wife,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained as their free act and deed.

Witness my hand and official seal this 15th day of MARCH, 2004.
(Seal)

Notary Public
Printed Name: Tim E. Planicka
My Commission expires:

TIM E. PLANICKA
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN
MY COMMISSION EXPIRES
MAY 29, 2006

New Owners Name & Address:
DAMIAN ANTER
904 HERMITAGE RIDGE ROAD
HERMITAGE, TN 37076

Send Tax Bill To:
DAMIAN ANTER
904 HERMITAGE RIDGE ROAD
HERMITAGE, TN 37076

(space for recording)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2004.

Deputy Register