1737

bk186

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$116,500.00~~ $0.00

Affiant

Subscribed and sworn to before me this 7th day of June, 2005.

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to

ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barbara Hovancik	~~SAME~~ American Home Mtg	148-08-0-52.00
844 Oakwood Terrace Drive	520 Broadhollow Rd	
Antioch, TN 37013	Melville NY 11747	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cornerstone Home Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barbara L. Hovancik and Matthew P. Hovancik, married persons**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of Oakwood Terrace, Section 1, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 48 fronts 48.41 feet on the northeast side of Oakwood Terrace Drive, and extends back 145.47 feet on the westerly line and 164.95 feet on the easterly line to a dead line, which is a broken line, measuring 109.78 feet thereon.

Being the same property conveyed to Cornerstone Home Properties, LLC, from Douglas V. Darrell and wife Barbara S. Darrell, by deed on April 9, 2004, of record in Instrument Number 20040413-0041537, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4460, page 54 and 55, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4559, page 72; and Book 4650, page 995; and Book 4689, page 376, Register's Office for Davidson County, Tennessee.

This is improved property known as: **844 Oakwood Terrace Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 7, 2005.

Cornerstone Home Properties, LLC

By Lane Wallace

Davidson County DEEDWARR
Recvd: 06/17/05 10:27 2 pgs
Fees:13.00 Taxes:431.05

20050617-0069370

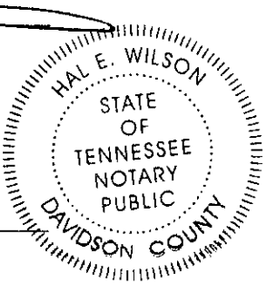
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of June, 2005, before me, appeared Lane Wallace to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Cornerstone Properties, LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Lane Wallace acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC



My Commission Expires:

9-22-07