RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 11/04/05 08:48 3 pgs
Fees:18.00 Taxes:513.93

20051104-0133671

Map 151-10-0A-210.00

Name and Address of New Owner:
Wanda Y. Newell
1508 Brookchase Court
Antioch, TN 37013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **ROBYN M. COLE, (f/k/a: ROBYN M. PERRIN) and husband, JOHN H. COLE,** has this day bargained and sold and does hereby transfer and convey unto, **WANDA NEWELL,** unmarried, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 190, Phase 2 Villages of Long Hunter, A Planned Unit Development, according to plat and survey of record in Instrument Number 20020515-0059732, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Robyn M. Perrin, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated July 25, 2003 appearing of record in Instrument Number 20030812-0114958, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to a; Declaration of Covenants and Restrictions contained of record in Instrument Number 20010531-0056382, and in Instrument Number 20031111-0160495; By-Laws of record in Instrument Number 20041022-0127537; Easement to Metro of record in Book 8197, page 288, and in Book 8358, pages 91 and 94; Easement to Tennessee Telephone Company of record in Book 9661, page 919; Easement to Crossman Communities of record in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272; Transmission Line Easement of record in Book 2338, page 466; Declaration of Taking of record in Book 4446, page 423; Consent Judgment to United States of America of record in Book 4535, page 351; Sanitary Sewer/Storm Drainage Easement of record in Instrument Number 20001030-0107415, Ingress/Egress Reservation for Cemetery of record in Book 1115, page 302, and in Book 1101, page 457; Charter of Home Owners Association of record in Instrument Number 20010531-0056381; and to any and all matters shown on said plat and survey of record in Instrument Number 20020515-0059732; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **WANDA NEWELL,** unmarried, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of October, 2005.

Robyn M. Cole f/k/a Robyn M. Perrin — John H. Cole

Robyn M. Cole (f/k/a Robyn M. Perrin) by Kendra Cooke atty in fact — **John H. Cole** by Kendra Cooke atty in fact

Attorney in Fact — Attorney in Fact — Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, **KENDRA COOKE**, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument (**WARRANTY DEED**), for the purposes therein contained; and the said **KENDRA COOKE**, to me known to be the person who executed the same as the free act and deed of the said **ROBYN M. COLE and JOHN H. COLE**, and for the purposes therein contained by virtue a Power-of-Attorney duly executed by the said **ROBYN M. COLE and JOHN H. COLE**, and appearing of record in Instrument Number 20051104-0133669 and in Instrument Number 20051104-0133670, in the Register's Office of Davidson County, Tennessee

31st WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of October 2005.

Rhonda D Melton
NOTARY PUBLIC

My Commission Expires: 6-21-09

RHONDA D. MELTON NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $138,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 31st day of October, 2005.

Rhonda D Melton
NOTARY PUBLIC
My Commission Expires: 6-21-09

