This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
204 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/09/05 11:12 2 pgs
Fees:13.00 Taxes:347.21

20051209-0148161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $93,840.00

Affiant

Subscribed and sworn before me this the 21st day of November, 2005.

Notary Public
My commission expires:

DARLENE RHODES NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony D Josue 4440/4442 Gina Brooke Drive Hermitage, TN 37076	New Owner	86-16-61

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael S. Veillon and wife Robin Veillon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony D Josue and Cari L. Josue, husband + wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 163 on the Plan of Gina Hill as shown by plat of record in Plat Book 5800, page 75, of record the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael S. Veillon and wife Robin Veillon by Warrnty Deed from Maher H. Khader, dated January 29th, 2001, of record Instrument # 20010205-0010789, Register's Office for Davidson, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4440/4442 Gina Brooke Drive, 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/or assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of November, 2005.

Michael S. Veillon

Robin Veillon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael S. Veillon and Robin Veillon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2005.

My commission expires: 11-25-07

Darlene Short
Notary Public

