Davidson County DEEDWARR
Recvd: 12/09/05 11:15 2 pgs
Fees:13.00 Taxes:350.39

20051209-0148163

WARRANTY DEED

G-KW-05-4444

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,700.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZ E. ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Anthony D. Josue	Realty Mortgage	
4444 Gina Brooke Drive (ADDRESS)	(NAME) 7000 Executive Center Drive #200 (ADDRESS)	087-13 8.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY G. THALER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY D. JOSUE AND CARI L. JOSUE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 164, GINA HILL, as shown on plat of record in Plat Book 5800, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey G. Thaler by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 12th day of August, 1992 in Deed Book 8700, Page 8, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4444 Gina Brooke Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 21st day of November, 2005.

Jeffrey G. Thaler

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey G. Thaler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Deborah A Ahrens
Notary Public

My Commission Expires: May 28, 2009

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Deborah A. Ahrens
Commission # DD417073
Expires: MAY 28, 2009
Bonded Thru Atlantic Bonding Co., Inc.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903