Davidson County DEEDWARR
Recvd: 02/03/06 14:28 2 pg
Fees:13.00 Taxes:513.93

20060203-0013929

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#357

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph Zaukus Sr. & Elsie Zaukus	(New Owners)	Map 151-10A
7412 East Winchester Drive		Parcel 96
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael W. Taliaferro, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Joseph Zaukus Sr. and wife, Elsie Zaukus,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 302, Phase One, Villages of Long Hunter, as shown of record in Instrument No. 20010123-0006894, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael W. Taliaferro, unmarried, by warranty deed dated January 4, 2002 from Ole South Properties, Inc. of record in Instrument No. 20020110-0004217, said Register's Office.

This is the same description as used in the last deed of record.

Michael W. Taliaferro having since married, Kerri Janssen, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Restrictions of record in Instrument No. 20010331-0056382, said Register's Office.**
3. **Easements of record in Instruments Nos. 20000906-0088271; 20000906-0088272; Book 1101, Page 457; Book 1115, Page 302; Book 8197, Page 288; Book 8358, Page 91; Book 8358, Page 94; Book 9691, Page 919; Book 2338, Page 466; and Book 4446, Page 423, said Registers Office.**
4. **Any and all matters appearing of record in Plat Instrument No. 20010123-0006894, 20010531-0056383 and 20010531-0056381, said Register's Office.**

This is improved property commonly known as **7412 East Winchester Drive, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $138,900.00.

Affiant

Subscribed and sworn to before me this 2nd **day of February , 2006**

Notary public:

My Commission Expires: March 31, 2007

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of **February, 2006.**

Michael W. Taliaferro

Kerri Janssen

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael W. Taliaferro and Kerri Janssen** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 2nd day of **February, 2006.**

Notary Public

My Commission Expires: March 31, 2007