Davidson County DEEDWARR
Recvd: 03/01/06 08:51 2 pgs
Fees:13.00 Taxes:706.70

20060301-0023327

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER
|$191,000.00 Amy Elmore
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF February, 2006. Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 26, 2008

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. & Pamela R. VanHoose 5000 Vineyard Point Hermitage, TN 37076	First Horizon Home Loan 1555 W.Walnut Hill Lane Irving, TX 75038	Map 98-13, Group B Parcel 23

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Phyllis Caruso and husband, Louis Caruso

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ronald E. VanHoose and wife, Pamela R. VanHoose

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 23, NEWPORT, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD PLAT BOOK 9700, PAGE 568, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PHYLLIS CARUSO, A MARRIED PERSON AND LOUIS CARUSO, A MARRIED PERSON BY DEED FROM LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, DATED MAY 31, 2000, AND OF RECORD IN INSTRUMENT NUMBER 200006070056629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years. Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 568, Register's Office for Davidson County, Tennessee.
2) Property is subject to Newport, a Planned Unit Development, Charter of record in Book 10777, Page 982, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 10778, Page 41, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10778, Page 1, said Register's Office.
3) Property is subject to Restrictive Covenants contained in Book 10778, Page 1, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for sanitary sewer to Metro Government in Book 11497, Page 562, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 5000 Vineyard Point, Hermitage, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this 24th day of February, 2006.

Phyllis Caruso

Louis Caruso

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Phyllis Caruso and husband, Louis Caruso, with whom I am personally acquainted, (or who 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, at office, this 24th day of February, 2006.

NOTARY PUBLIC

My Commission Expires:

AMY BETH ELMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR. 22, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076