Davidson County DEEDWARR
Recvd: 03/28/06 13:19 2 pgs
Fees:13.00 Taxes:425.50

20060328-0035393

WARRANTY DEED

P-CL-06-7604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Lauren P. Donofrio
Affiant

Subscribed and sworn to before me this 24th DAY OF March, 2006.

Annie Cozart
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 2/23/10

ANNIE COZART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES: 2/23/10

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tabitha M. Wynn	Tabitha M. Wynn	
7604 Gerald Drive (ADDRESS)	(NAME) 7604 Gerald Drive (ADDRESS)	151-4-49.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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 JOSEPH A. DONOFRIO AND WIFE, LAUREN DONOFRIO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TABITHA M. WYNN AND BILLY D. WYNN, 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 No. 5 on the plan of William Hills Subdivision, Section 2, as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Donofrio, a single person, by Warranty Deed from William R. Cox and wife, Sandra G. Cox, dated August 30, 2000 and filed of record as Inst. No. 20000905-0087753, Register's Office for Davidson County, Tennessee.

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

Lauren Donofrio, wife of Joseph A. Donofrio, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 7604 Gerald Drive, Joelton, Tennessee 37080
(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 24th day of March, 2006.

Joseph A. Donofrio
Joseph A. Donofrio

Lauren Donofrio
Lauren Donofrio

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of March, 2006, before me personally appeared Joseph A. Donofrio and wife, Lauren Donofrio to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959