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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 03/31/06 12:22 2 pgs
Fees:13.00 Taxes:917.23
20060331-0036652

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00.

Eglantina Qose
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of March, 2006.

Notary Public

My Commission Expires: 11/4/08

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Eglantina Qose

1405 Stoner Ridge
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

075-11-0-A-096.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Scott Dender, and Wife, Jill E. Dender hereinafter referred to as Grantors, hereby transfers and conveys to Eglantina Qose and husband, Blerti Qose, hereinafter referred to as 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. 96 on the Plan of Phase three, Heritage Meadows, of record I Plat book 9700, Page 984, 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 John Scott Dender and wife, Jill E. Dender by warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20020514-0059409, Register's Office for Davidson County, Tennessee, dated May 10, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 984, Register's Office of said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-laws of record in Book 10377, Page 102, Instrument No. 20000313002556 and book 10337, page 123, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1405 Stoner Ridge, 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 27th day of March, 2006.

John Scott Dender

Jill E. Dender

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John Scott Dender, and Jill E. Dender, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 3/27/2006.

Witness my hand and official seal this 27th day of March, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008