Davidson County DEEDWARR
Recvd: 06/23/06 10:35 2 pgs
Fees:13.00 Taxes:591.63

20060623-0075046

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $159,900.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2006.

Notary Public
My commission expires:

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: JAN. 19, 2010

03-0604-33601

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Menzise 1991 LaVergne Court Nashville TN 37210	NEW OWNER	106-14-0-073

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ryan C. Hovind and wife, Melissa L. Hovind, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Menzise and Porcha Wafford, hereinafter called the Grantees, their successors and assigns, a 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. 75, on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan C. Hovind and Melissa L. Hovind by special warranty deed from Federal Home Loan Mortgage Corporation, dated 10-01-04, of record in Instrument No. 20041027-0129067, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 1991 LaVergne Court, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of May, 2006.

Ryan C. Hovind
By Dorothy Renee Lomelino
Atty in Fact

Ryan C. Hovind
By: Dorothy Renee Lomelino,
Atty in Fact

Melissa L. Hovind
By Dorothy Renee Lomelino
Atty in Fact

Melissa L. Hovind
By: Dorothy Renee Lomelino,
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dorothy Renee Lomelino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ryan C. Hovind and Melissa L. Hovind and that she is authorized by Ryan C. Hovind and Melissa L. Hovind to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 18th day of May, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09