Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Stanley F. Mikotowicz
115 Antler Ridge Circle
Nashville, TN 37214

RETURN TO:
TRI STAR TITLE & ESCROW
279 ROBERT ROSE DRIVE, SUITE B
MURFREESBORO, TN 37129

Map 122-01-0A-453.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JERAMIE L. LANTZ, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **STANLEY F. MIKOTOWICZ and wife, LOUANN MIKOTOWICZ,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot Number 42, Woodland Point, Phase X, a Private Element Horizontal Property Regime, according to Master Deed of record in Instrument Number 20020904-0107261, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jeramie L. Lantz, unmarried, by deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 1, 2005, appearing of record in Instrument Number 20050307-0024569, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Restrictions and Conditions of record in Instrument Number 20001011-0101044, in Instrument Number 20020725-0089575, and in Instrument Number 20020904-0107261; By-Laws of record in Instrument Number 20001011-0101044; Easement to Metro of record in Book 8332, page 982; Master of DCCR for Woodland Point of record in Instrument Number 20000607-0056981; Charter of Woodland Point Townhouse Corporation of record in Instrument Number 20001013-0102000; Charter of Woodland Point Master Association of record in Instrument Number 20020222-0022863; Landscape Agreement of record in Instrument Number 20000612-0058346; Deed to Home Owners Association for Common Area of record in Instrument Number 20001205-0119722; and to any and all matters shown on said Master Deed of record in Instrument Number 20020904-0107261; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **STANLEY F. MIKOTOWICZ and wife, LOUANN MIKOTOWICZ,** their heirs and assigns, forever.

Davidson County DEEDWARR
Recvd: 06/27/06 14:43 2 pgs
Fees:13.00 Taxes:532.80
20060627-0076913

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2006 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this _____day of June, 2006.

Jeramie L. Lantz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Jeramie L. Lantz, unmarried,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

21 WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the day of June, 2006.

SALLIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sallie Allen
NOTARY PUBLIC

My Commission Expires: 12-27-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 21 day of June, 2006.

Sallie Allen
NOTARY PUBLIC
My Commission Expires:
12-27-09

SALLIE ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY