This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $234,900.00.

Affiant

Subscribed and sworn before me this the 6th day of October, 2006.

Notary Public

My commission expires:

ANGELA SCHMIDT NOTARY PUBLIC STATE OF TENNESSEE Exp. 9/20/08 DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/11/06 10:16 2 pgs
Fees:13.00 Taxes:869.13

20061011-0126188

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rosemary Szatmary 309 Ketch Cove Hermitage, TN 37076	SAME	98-9-A-18 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter M. Lovell and wife, Connie W. Lovell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rosemary Szatmary, as unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 115, on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Walter M. Lovell and wife Connie W. Lovell, from Sandra Marie Price, unmarried, by Warranty Deed dated July 19, 2002 and filed for record as Instrument No. 20020819-0099867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of records in Book 7572, Page 669, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 309 Ketch Cove, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 6th day of October, 2006.

Walter M. Lovell

Connie W. Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walter M. Lovell and Connie W. Lovell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2006.

My commission expires:

11/22/08

Notary Public

