This instrument prepared by:
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Cynthia Gore

Davidson County DEEDWARR
Recvd: 11/06/06 15:44 2 pgs
Fees:13.00 Taxes:610.13
20061106-0138153

NEW OWNER:

Joseph Winter and wife,
Ruth Winter
1456 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILL TO:

Same

MAP & PARCEL:

063 16 0 B 219.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christy G. Buono and husband, Dominic Buono**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Joseph Winter and wife, Ruth Winter**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, page 550, 551, and 552, as amended in Plat Book 6900, pages 550, 551, and 552, said Register's Office and by Certificate of Correction of record in book 7462, page 445, and by amendment to change name of record in Book 8181, page 112, said Register's Office.
>
> Being the same property conveyed to Christy G. Buono and spouse, Dominic Buono by deed from John Brooks, unmarried, of record in Instrument #20030603-0075563, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2006 Taxes are a lien, now due and payable.
2. Declaration of Covenants of record in Book 7351, page 852, Book 7451, page 739, Book 7462, page 445, Book 8110, page 401, and Book 8356, page 393, RODC, TN.
3. All matters on the Plan of record in Plat Book 6900, page 405, and amended in Plat Book 6900, page 550, 551, and 552, ROWC, TN.
4. Certificate of Correction of record in Book 7462, page 445, RODC, TN.
5. Amendment to change Subdivision Name of record in Book 8181, page 112, RODC, TN.
6. Any and all visible easements on and across subject property.
7. Subject to any and all building and zoning regulations of City, County and State.
8. Subject to notes on Plan of record.

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 COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our 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.

This ( ) unimproved (X) improved property is known as: 1456 Aaronwood Drive, Old Hickory, TN 37138.

WITNESS OUR HAND(S) THIS 31st DAY OF OCTOBER, 2006 IN FRANKLIN, TENNESSEE.

Christy G Buono
SELLER: CHRISTY G. BUONO

Dominic Buono by Christy Buono atty in fact
SELLER: DOMINIC BUONO

X 20061106-0138152

By: _____
Christy G. Buono, Atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Christy G. Buono, personally and on behalf of her husband, Dominic Buono, with Power of Attorney of record in Book X, page _____, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of October, 2006 in Franklin, TN.

_____
Notary Public

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,900.00.

_____
Affiant

Sworn to and subscribed to me, the undersigned, this 31st day of October, 2005, in Franklin, Tennessee.

_____
Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2008

TNJ/cg/18379.2006