This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060819

Davidson County DEEDWARR
Recvd: 02/23/07 13:32 2 pgs
Fees:13.00 Taxes:260.85
20070223-0022868

**Send Tax Bills To:**
Salvatore Cerami
5111 Hunters Pint Drive
Hermitage, TN. 37076
**New Owner is:**
5111 Hunters Point Drive
Hermitage, TN 37076

MAP: 098-05-0-161.00
PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Paul Van ~~Wulen~~** Wulven **and Jacqueline Van ~~Wulen~~** Wulven, husband and wife, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Salvatore Cerami** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:.

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 53-B on the Plan of Zone Lot Division Lots 4, 5, 6 and 53, Hunter's Point Subdivision, as shown on plat of record in Book 6200, page 173, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul P. Van Wulven, unmarried, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated 4-6-90 and recorded 4-9-90 in Book 8084, page 523, and further conveyed to Paul P. Van Wulven and wife, Jacqueline Van Wulven, by Quitclaim Deed from Paul P. Van Wulven, dated 1-12-99 and recorded 1-22-99 in Book 11307, page 169, Register's Office for Davidson County, Tennessee

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of October, 2006.

GRANTOR:

Paul D. Van Wulven

**Paul Van ~~Wulen~~ Wulven**

Jacqueline Van Wulven

**Jacqueline Van ~~Wulen~~ Wulven**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Paul Van ~~Wulen~~ Wulven and Jacqueline Van ~~Wulen~~ Wulven**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of October, 2006.

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is $70,500.00.

Beth L. Smith
Affiant

**SWORN TO** and subscribed before me this 13th, October, 2006

Peggy S. Hill
NOTARY PUBLIC

My commission expires:
7-25-09

PEGGY S. HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009