Davidson County DEEDWARR
Recvd: 03/09/07 08:03 2 pgs
Fees:13.00 Taxes:303.40
20070309-0029129

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to Middle Tennessee Title Services

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Les Lazarus and Don Heichelbech, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Barry Jason Minton, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 187, PLAN OF MADISON PARK, as shown on plat of record in Plat Book 4300, Page 58, amended in Book 4500, Page 845, and correction of amendment recorded in Book 4961, Page 772, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20060829-0106660, Register's Office of Davidson County, Tennessee.
>
> Tax Parcel Identification No. 043-06-0-277.00.
>
> FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 4431, Page 591, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 6th day of March, 2007.

Les Lazarus

Don Heichelbech

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Les Lazarus and Don Heichelbech, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of March, 2007.

Notary Public

SANDRA K. GOOSTREE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN.

My commission expires: Oct. 22, 2007

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 82,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2007.

Notary Public

SANDRA K. GOOSTREE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN.

My commission expires: Oct. 22, 2007

NEW PROPERTY OWNERS:

Barry Jason Minton
P.O. Box 972
Madison, TN 37116

PERSON(S) RESPONSIBLE FOR TAXES:

Same

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