Davidson County DEEDWARR
Recvd: 04/03/07 14:36 2 pgs
Fees:13.00 Taxes:703.00

20070403-0040029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$190,000.00 Donna Pirkle
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30 DAY OF March, 2007.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deese Family Trust Dated 1/29/01 4013 Hallborough Way Hermitage, TN 37076	NEW OWNER	Map 98-05 Group A Parcel 142

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, we,

Gerard Yanko and wife, Barbara K. Yanko

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Calvin H. Deese and wife, Sandra K. Deese, As Trustee's for the Deese Family Trust Dated 1/29/01

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN OF REVISION ONE, SECTION FIVE, HAMPTON HALL OF RECORD IN INSTRUMENT NUMBER 20000728-0074425, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GERARD YANKO, A SINGLE PERSON BY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED MAY 29, 2001, OF RECORD IN INSTRUMENT NUMBER 20010612-0061859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO GERARD YANKO AND WIFE, BARBARA K. YANKO BY QUITCLAIM DEED FROM GERARD YANKO, A SINGLE PERSON, DATED MARCH 20, 2003, AND OF RECORD IN INSTRUMENT NUMBER 20030326-0039926, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20000728-0074425, Register's Office for Davidson County, Tennessee.
4) Property is subject to Hampton Hall, Section Five, Revision One, a Planned Unit Development, Charter of record in Book 10290, Page 261, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including the liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10278, Page 257, supplement Book 10301, Page 184, amended Book 10444, Page 460, amended Book 10640, Page 947, Book 10956, Page 520, and Instrument Number 20000608-0057413, and Book 11372, Page 852, said Register's Office.
5) Property is subject to easement for common/open areas to Hampton Hall Homeowners Association in Instrument Number 20000728-0074532, said Register's Office.

This is improved property known as: 4013 Hallborough Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do 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.

Witness our hand(s) this 30 day of March, 2007.

Gerard Yanko

Barbara K. Yanko
Barbara K. Yanko

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gerard Yanko and wife, Barbara K. Yanko, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of March, 2007.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076