This Instrument Prepared By:

**Watauga Title of Rutherford Co., LLC**
**Thomas I. Bottorff, Attorney-at-Law**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Joseph Buonaugurio, et ux
2713 Windcrest Trail
Antioch, Tennessee 37013

**MORTGAGEE:**
National Investors Mortgage
4310 South Florida Avenue
Lakeland, FL 33813

Davidson County DEEDWARR
Recvd: 05/08/07 10:58 2 pgs
Fees:13.00 Taxes:669.33



20070508-0055181

**SEND TAX BILL TO:**
Mortgagee

| | |
|---|---|
| **MAP** | **150-16** |
| **CTRL MAP** | |
| **GROUP** | **A** |
| **PARCEL** | **4** |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mikel Hunsucker Homes, LLC**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Joseph Buonaugurio and wife, Kathryn Buonaugurio**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 15, Final Plat of Windhaven Shores, Section One**, according to plat and survey of same appearing of record in Instrument No. 20030219-0021779, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being a portion of the same property conveyed to Mikel Hunsucker Homes, LLC by deed from Windhaven Shores, Inc. of record in Instrument No. 20060223-0021444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **2713 Windcrest Trail, Antioch, Tennessee 37013.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 my hand this the **30th** day of **April, 2007.**

**Mikel Hunsucker Homes, LLC**

**By:** _____

STATE OF TENNESSEE }
ss:
COUNTY OF RUTHERFORD }

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named M. Kelf Hunsucker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the chief manager of Mikel Hunsucker Homes, LLC, the within named bargainor, a limited liability company, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS MY HAND AND OFFICIAL SEAL, this the 30th day of April, 2007.

_____
NOTARY PUBLIC

My commission expires: 10/20/08

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF CALIFORNIA )
COUNTY OF RIVERSIDE )

The actual value or consideration, whichever is greater, for this transfer is $180,900.00.

_____ 4-30-07 4-30-07
AFFIANT 4-30-07

Subscribed and sworn to before me on this 30th day
of April, 2007.

_____
NOTARY PUBLIC

VIRGINIA M. RODRIGUEZ
Commission # 1602269
Notary Public - California
Riverside County
My Comm. Expires Aug 22, 2009

My Commission Expires: AUGUST 22, 2009