Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sandra K. Oros
7005 Bonnalake Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Provident Funding
PO Box 5914
Santa Rosa, CA 95402

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/31/07 11:14 2 pgs
Fees:13.00 Taxes:469.90
20070731-0090668

MAP 74-8
GROUP
PARCEL 258.00

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 consideration, the receipt and sufficiency of which is hereby acknowledged, **James H. Hite, IV and wife, Marcia M. Hite,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James M. Oros and wife, Sandra K. Oros**, 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. 1016 on the Plan of Section Ten, Hermitage Hills, of record in Plat Book 3600, page 50, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to James H. Hite, IV and wife, Marcia M. Hite by deed from Howard H. Templeton, married of record in Book 11701, page 326, 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.

This is **improved** property known as **7005 Bonnalake Drive, Hermitage, Tennessee 37076.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the 24th day of **July, 2007.**

James H. Hite, IV

Marcia M. Hite

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James H. Hite, IV and Marcia M. Hite**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of July, 2007.

ROBIN A. RICHARDSON
Notary Public, State of Texas
My Commission Expires
February 09, 2011

NOTARY PUBLIC

My Commission Expires: Feb 09, 2011

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me on this _____ day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY