Prepared by & Return To:
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, for this transfer, whichever is greater, is $139,900.00

Sarah Boucher
Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES MAY 14, 2008

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2007.

Notary Public
Commission Exp:_____

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP-PARCEL**
Sarah Boucher	**New Owner**	**Map 075-12-0C**
749 Tulip Grove Rd.		**Parcel -049.00Co**
Hermitage, TN 37076		

Davidson County DEEDWARR
Recvd: 08/03/07 07:36 2 pgs
Fees:13.00 Taxes:517.63
20070803-0092254

WARRANTY DEED

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, I/WE Donna Kristine Yarbrough, A married woman , THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Boucher, an unmarried woman , HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County , STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1003, PHASE 2, BROOKSIDE PARK (VILLA) TOWNHOMES, as shown on plat of record in Instrument No. 20001010-0100359, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Terry R. Eastland, II and wife, Lindsey M. Eastland to Donna Kristine Yarbrough, unmarried as recorded on the 5th day of October, 2005 in Instrument No. 20051005-0119701; Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes to Terry R. Eastland, II, unmarried as recorded on the 18th day of June, 2001 in Instrument No. 20010618-0064325, in the Register's Office of Davidson County, Tennessee. Donna Kristine Yarbrough having since married and is know known as Donna Kristine Zink. *THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This is improved property known as 749 Tulip Grove Road, Hermitage, Tennessee, 37076.
Map and Parcel #075-12-0C-049.00 CO

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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 my/our hand(s) this 30th day of July, 2007

Donna K Yarbrough

Donna Kristine Yarbrough

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Kristine Yarbrough , with whom I am personally acquainted (or 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 and official seal at Davidson Co., Tennessee, this 30th day of July,2007

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Angie Valentine

Notary Public

Commission Expires: 4-22-07