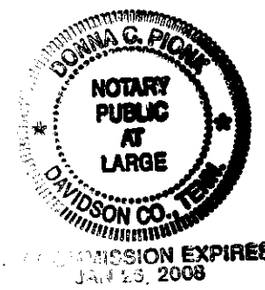
Davidson County DEEDWARR
Recvd: 11/02/07 09:30 2 pg
Fees:13.00 Taxes:784.03
20071102-0129327

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2007100034

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, is $211,900.00

Sworn to and subscribed before me this 31st day of October, 2007.

Affiant

Notary Public 1-26-2008

Address of New Owner:

Eric Paul Blouin
321 Moonwater Court
Hermitage, TN 37076

Send Tax Bills to:

Franklin American Mtg Co.
501 Corporate Centre Dr.
Franklin, TN 37067

Map-Parcel Numbers:

98-13-A-56.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew D. Huskey and wife, Cynthia L. Huskey**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric Paul Blouin and wife, Serena M. Blouin**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 56, NEW HOPE POINT, PHASE TWO, SECTION FOUR, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 874, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description is the same as the previous deed of record.

Being the same property conveyed to Matthew D. Huskey and wife, Cynthia L. Huskey by Warranty Deed from Continental Development and Construction, Inc., recorded on the 8th day of August, 2000 in Instrument No. 20000808-0078668, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10290, Page 1, re-recorded at Instrument No. 20000628-0064247, and amended in Book 10330, Page 782.

Easement for Sewer, recorded in Book 11030, Page 845.

Easement for Ingress- Egress, recorded in Book 3911, Page 875.

Planned Unit Development Boundary Plat recorded in Plat Book 9700, Page 275, corrected at Instrument No. 20010531-0056257.

Charter of New Hope Point Homeowner's Association, Inc. recorded at Instrument No. 20000607-0056879.

Quitclaim Deed to Homeowner's Association for common area recorded at Instrument No. 20000609-0057619.

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ✓ Grantor ____ Grantee.

All matters on the plan of record in Plat Book 9700, Page 874, Register's Office for Davidson County, Tennessee.

This is improved property known as **321 Moonwater Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31st day of October, 2007

Matthew D. Huskey

Cynthia L. Huskey

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Matthew D. Huskey and Cynthia L. Huskey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2007.

Notary Public

