RETURN TO:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Joel R. Todd
7409 E. Winchester Drive
Antioch, TN 37013

Map and Parcel: 151-10-0A-080.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SERENA N. SKINNER, married, (fka: SERENA N. OSBORNE, an unmarried woman),** has this day bargained and sold and does hereby transfer and convey unto, **JOEL R. TODD and SUZANNA K. TODD, husband and wife**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 297, on the Plan of Final Plat of Villages of Long Hunter, Phase I, of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Serena N. Osborne, an unmarried woman by deed from, Betty M. Jacobs, dated February 16, 2005, and recorded of record in Instrument Number 20050217-0018037, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to Restrictions and By-Laws of record in Instrument Number 20010531-0056382, dated 2/16/05 and in Instrument Number 20050217-0018037, said Register's Office.

THIS conveyance is made subject to: All matters appearing on the Plan of record in Instrument Number 20010123-0006894, said Register's Office; Easements of record in Book 1101, page 457, Book 1115, page 302, Book 8197, page 288, Book 8358, pages 91 and 94, Book 9661, page 919, Book 2338, page 466, Book 4446, page 423, Book 4535, page 351, Instrument Number 20000906-0088271, Instrument Number 20000906-0088272, and in Instrument Number 20001030-0107415; Charter of Home Owner's Association of record in Instrument Number 20010531-0056381; Easement to Metro of record in Instrument Number 20020718-008641; all of said Register's Office.

THIS conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This conveyance is subject to any and all existing easements and/or restrictions of record.

Davidson County DEEDWARR
Recvd: 11/27/07 14:03 3 pgs
Fees:18.00 Taxes:518.00
20071127-0137741

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JOEL R. TODD and SUZANNA K. TODD, husband and wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2007 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of November, 2007.

Serena N. Skinner (fka: Serena N. Osborne)

Benjamin S. Skinner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Serena N. Skinner (fka: Serena N. Osborne) and Benjamin S. Skinner,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (**WARRANTY DEED**) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 21st day of November, 2007.

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19 2010 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 4-19-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 21st day of November, 2007.

NOTARY PUBLIC
My Commission Expires: 4-19-2010

ZOILA K. ESTES NOTARY PUBLIC My Comm. Expires April 19, 2010 RUTHERFORD COUNTY, TN