RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Bank of America
2005 College St.
Charlotte, NC 28255-0001

MAP PARCEL NUMBERS
Map/Parcel No. :181-03-A-277.00 co

Davidson County DEEDWARR
Recvd: 05/05/08 09:34 2 pgs
Fees:13.00 Taxes:777.00
20080505-0045739

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of April, **2008**, by and between **Dominic Wekony**, unmarried, party of the first part, and **Timothy John Munsell and Sarah P. Munsell, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$210,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section One, Phase One, Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option of record in Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Dominic Wekony by deed from Amy Wekony, of record in Book/Instrument No.20080425-0042361 Register's Office, Davidson County, Tennessee, dated 10/29/07 and recorded 4/25/08.

The above referenced property is also known as 7444 Stecoah Street, Antioch, TN 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plan of record in Instrument No. 20060330-0035946; Restrictive Covenants of record in Book 10752, page 553, Instrument No. 20000727-0074152 and Instrument No. 20060528-0060562; and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Dominic Wekony
Dominic Wekony

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dominic Wekony,** Unmarried, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of April, **2008**.

My commission expires 3-7-11

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$210,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carol A. Clawson
Affiant

Subscribed and sworn to before me this 30 day of April, **2008**.

NOTARY PUBLIC

My commission expires: 10.16.11

PROPERTY ADDRESS:
7444 Stecoah Street
Antioch, TN 37013

Name & address of new owner:
Timothy & Sarah Munsell
7444 Stecoah Street
Antioch, TN 37013

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY