Davidson County DEEDWARR
Recvd: 05/06/08 13:38 2 pgs
Fees:13.00 Taxes:503.20
20080506-0046693

File No. 20080376

This instrument was prepared by **R. Mitchell Ross** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:

Barry T. Boren
P. O. Box 319
Ridgetop Tennessee 37152

OWNER AND PROPERTY ADDRESS:

Barry T. Boren
106 Dora Drive
Goodlettsville Tennessee 37072

GAIL ANDERSON, NOW WEISER

TO: CASH WARRANTY DEED

BARRY T. BOREN

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **GAIL ANDERSON, NOW WEISER, AND HUSBAND, KEVIN D. WEISER**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **BARRY T. BOREN**, **Grantee** and in this deed called the **"Grantee"**, in fee simple absolute, **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in the Tenth (10th) Civil District of Davidson County, Tennessee, to-wit:

> **BEING LOT NO. 9, ON THE PLAN OF RANCHWOOD ESTATES, SECTION TWO,** as shown by Plat Book 3600, Page Number(s) 67, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.
>
> This being the same real estate conveyed to **Grantor** by deed of record in Book 11517, Page 974, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 025-12-0-067.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, in fee simple absolute, **Grantee's** heirs and assigns forever.

SUBJECT to the terms, matters and conditions as shown on the aforementioned plat of record and **SUBJECT** to restrictive covenants of record in Book 3797, Page 290, Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

Kevin D. Weiser joins herein to convey any interest which he might have in the subject real estate by virtue of his marriage to Gail Anderson, now Weiser.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 29th day of April, 2008.

GRANTOR:

Gail Anderson, now Weiser

Kevin D. Weiser

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Gail Anderson, now Weiser, and husband, Kevin D. Weiser,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 29th day of April, 2008.

NOTARY PUBLIC SEAL

My Commission Expires: 7/20/2010

JOEL D. RAGLAND STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$136,000.00.**

SWORN AND SUBSCRIBED TO before me on this the 29th day of April, 2008.

AFFIANT

NOTARY PUBLIC **SEAL**

Commission expires: 7/20/2010

JOEL D. RAGLAND STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY