ADDRESS NEW OWNERS and
SEND TAX BILLS:
COLLEEN PAYTON

115 Roscoe St
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
26 - 5 - 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY A. DOHANOS, JR. and wife NATALIE ROCHELLE BROWN DOHANOS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to COLLEEN PAYTON, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being the easterly half of Lot No. 13, all of Lot No. 14 and the westerly half of Lot 15 of Block "A" on the Plan of the First Subdivision of the Roscoe Place as of record in Plat Book 843, page 72, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 13, all of Lot 14 and part of Lot No. 15 front together 100 feet on the southerly side of Roscoe Street and runs back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Larry A. Dohanos, Jr. and Natalie Rochelle Brown Dohanos by deed recorded on April 4, 2007, of record in Instrument No. 20070404-0040456, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 115 Roscoe Street, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 06/19/08 08:45 2 pgs
Fees:13.00 Taxes:601.25
20080619-0063014

Executed on this 17 day of June, 2008.

LARRY A. DOHANOS, JR.

NATALIE B. DOHANOS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY A. DOHANOS, JR. and wife NATALIE B. DOHANOS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of June, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $162,500.00.

AFFIANT

Subscribed to and sworn before me, this the 17 day of June, 2008.

NOTARY PUBLIC

My Commission Expires:
10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989