Davidson County DEEDWARR
Recvd: 07/07/08 14:10 2 pg
Fees:13.00 Taxes:590.89

20080707-0069852

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $159,700.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2008.

Notary Public
My commission expires: 5/22/10

05-0806-64226

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin Ponzetti 113 Laura Avenue Old Hickory TN 37138	First Horizon Home Loans PO Box 809 Memphis, TN 38101	64-01-0-006.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cory J. Mowery*, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin Ponzetti, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

*married

Land in Davidson County, Tennesse, being Lot No. 12, on the Plan of Section A, Laurel Heights Subdivision, of record in Book 3600, Page 44, Register's Office for said County, to which plan reference is hereby made for a more compelte description.

Being the same property conveyed to Cory J. Mowery by deed from Charles E. Ritchison and wife, Jacque L. Ritchison, dated March 21, 2003, recorded March 25, 2003, of record in Instrument No. 20030325-0039100, Register's Office for Davidson County, Tennessee.

Crystal Mowery, spouse of Cory J. Mowery joins in the execution of this instrument to convey her marital interest if any in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 113 Laura Avenue, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of June, 2008.

Cory J. Mowery

Crystal Mowery

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cory J. Mowery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this ~~27th~~ 1st day of ~~June~~ July, 2008.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Crystal Mowery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this ~~27th~~ 30th day of June, 2008.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010