THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***279,900.00.

Katherine S Puckett
Affiant

Subscribed and sworn to before me this 18th day of July, 2008.

Mitchell A Watts
Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 07/18/08 13:43 2 pgs
Fees:13.00 Taxes:1035.63
20080718-0073906

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| Katherine S. Puckett<br>240 Windsor Terrace Drive<br>Nashville, Tennessee 37221 | First State Bank<br>480 Oil Well Road<br>Jackson, Tennessee 38305 | MAP 143-01-0- B<br>PARCEL 240.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($***279,900.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, J. Ronald M. York, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Katherine S. Puckett, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 240 on the Final Plat of Phase 5, Windsor Terrace Condominiums, of record in Book 11190, page 93, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to J. Ronald M. York by deed dated October 30, 2000, from Gianikas Contractors, Inc., a Tennessee corporation, of record as Instrument No. 20001031-0107844 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 240 Windsor Terrace Drive, Nashville, Tennessee 37221.

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

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Final Plat of Phase 5, Windsor Terrace Condominiums, of record in Book 11190, page 93, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of July, 2008.

J. Ronald M. York

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Ronald M. York, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY