Davidson County DEEDWARR
Recvd: 10/01/08 13:56 2 pgs
Fees:13.00 Taxes:602.73
20081001-0099758

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Roberta Judith Kooshian
1220 Firefly Road
Hermitage, TN 37076

MORTGAGEE
Realty Mortgage Corporation
109 N. Maple Street
Murfreesboro, TN 37130

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
076-14-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John Wayne Minter and wife, Toni Ann Minter formerly known as Tony Ann MacNeil,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roberta J. Kooshian, unmarried** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 67 on the Plan of the Resubdivision of Lots 62 Thru 68, New Hope Meadows, Phase II, as of record in Plat Book 6200, Page 858, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John Wayne Minter and Toni Ann MacNeil by deed of record from Centex Real Estate Corporation, dated June 15, 1990 of record in Book 8133, Page 192, Register's Office, Davidson County, Tennessee.

Toni Ann MacNeil and Toni Minter are one in the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377; as amended in Book 7567, Page 103 and Book 7688, Page 804; Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 7934, Page 796; 1st Restated Declaration of Covenants, Conditions and Restrictions of record in Book 20030106-0001976; First Restated By-Laws of record in Book 7567, Page 106 and Instrument No. 2003010-60001977; Quitclaim Deed to HOA of record in Book 20080227-001911, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6200, Page 858, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1220 Firefly Road Hermitage, TN 37076.**

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 and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and

bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of September, 2008.

John Wayne Minter

Toni Ann Minter

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Wayne Minter and wife, Toni Ann Minter, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2008.

NOTARY PUBLIC

DANA LOGG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $162,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of September, 2008.

NOTARY PUBLIC

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-22-09