Send Tax Statements To:
New Owner

Davidson County DEEDWARR
Recvd: 10/15/08 09:26 2 pgs
Fees:13.00 Taxes:447.70
20081015-0103655

Name and Address of New Owner:
Jeanette B. Downs, as Trustee of
THE DOWNS FAMILY TRUST
Dated 9/28/06
3121 Country Way Road
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Return to
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

Map and Parcel: 150-03-489.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **EDWARD M. ENSOR and wife, JULIE E. ENSOR (f/k/a Julie E. Burke),** has this day bargained and sold and does hereby transfer and convey unto, **JEANETTE B. DOWNS, as Trustee of THE DOWNS FAMILY TRUST dated 9/28/06**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84, on the Plan of Harbor Landing Subdivision, as shown on plat of record in Plat Book 6900, page 879, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Edward M. Ensor and Julie E. Burke, by deed from Kirk B. Zuercher and wife, Julie G. Zuercher, dated May 28, 1997, appearing of record in Record Book 10475, page 887, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 6319, page 65; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6447, page 564; Easement for Driveway of record in Book 8622, page 568, and in Book 8759, page 514; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 879; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **JEANETTE B. DOWNS, as Trustee of THE DOWNS FAMILY TRUST dated 9/28/06,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2008 real property taxes which have been prorated between the parties and are assumed by the Grantor.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of October, 2008.

Edward M. Ensor

Julie E Ensor Julie E Burke

Julie E.Ensor (f/k/a Julie E. Burke)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Edward M. Ensor and wife, Julie E. Ensor (f/k/a Julie E. Burke),** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 9th day of October, 2008.

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN

Rhonda D Davis

NOTARY PUBLIC

My Commission Expires: 6-21-09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $121,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julie Allen

AFFIANT

SWORN to and subscribed before me, this the 9th day of October, 2008.

Rhonda D Davis

NOTARY PUBLIC

My Commission Expires: 6-21-09

RHONDA D. DAVIS NOTARY PUBLIC My Comm. Expires June 21, 2009 AT LARGE RUTHERFORD COUNTY, TN