Davidson County DEEDWARR
Recvd: 11/17/08 11:45 2 pgs
Fees:13.00 Taxes:550.93

20081117-0113152

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

#608048

The actual consideration or value, whichever is greater, for this transfer is $148,900.00 .

Affiant

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me this 14th day of November, 2008.

Notary Public
My Commission Expires: 01/09/12

08-0493

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph St. Aubin	Natioanl City Mtg.	64-9
401 Brannon Hill Court	3232 Newmark Drive	165
Old Hickory, TN 37138	Miamisburg, OH 45342	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Clarence Lee Altieri, Jr., unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph St. Aubin and wife, Patricia St. Aubin**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Southfork, Section One, of record in Plat Book 6250, Page 384-385, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence Lee Altieri, Jr., an unmarried person, by deed from Sean W. Keller and wife, Kim Keller, dated July 20, 2001, recorded on July 27, 2001, of record in Instrument No. 20010727-0080048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **401 Brannon Hill Court, 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 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 14th day of November, 2008.

Clarence Lee Altieri, Jr.

STATE OF TENNESSEE
COUNTY OF WLLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Clarence Lee Altieri, Jr., unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of November, 2008.

Lee E. Cranford, Notary Public
State of Tennessee at Large

My Commission Expires: 01/09/12

