Send Tax Statements To:
Volunteer Trust Mortgage Corp.
301 S. Perimeter Park Dr. Ste 125
Nashville, TN 37211

This Instrument Prepared By:
John G. Mitchell, III
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owners:
Kevin Azofeifa
2310 Briar Bend Drive
Murfreesboro, TN 37128

From Information Furnished By the Parties

Map/Parcel 183-5-A-291CO

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, **GARY D. EATON and MARGARET M. EATON, husband and wife,** have this day bargained and sold and does hereby transfer and convey unto **KEVIN AZOFEIFA, A Married Person,** his heirs and assigns, forever that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

BEING all of Lot No. 479, on the Plan of October Woods, Phase Four, Section Seven "B", a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 200009070088378, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gary D. Eaton and Margaret M. Eaton, husband and wife, by Warranty Deed from Lifestyle Homes, a Tennessee General Partnership, dated May 25, 2001, appearing of record in Instrument No. 20011105-0121224, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all matters appearing of record in Instrument No. 200009070088378; Declaration of Covenants appearing of record in Book 9840, page 276 and in Instrument No. 20001003-0097964; By-Laws of record in Book 9840, page 267; Easement to State of Tennessee and Metropolitan Government of record in Book 8443, page 75; Easement for Stormwater Detention Agreement of record in Book 11367, page 161; Charter and Articles of Incorporation of record in Book 9840, page 259; Quitclaim Deed to Homeowner's Association for open space or common area of record in Instrument No. 20001109-0111744; Dedication of Perpetual Easement for entrance wall and landscaping of record in Instrument No. 20050726-0087157, all of said Register's Office.

This is improved property known as: **5809 Pekay Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee, that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes, which taxes have

Davidson County DEEDWARR
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Fees:13.00 Taxes:702.63
20090305-0019901

been prorated between the parties herein, and the grantors having paid their prorated share unto grantee; the grantee assumes and agrees to pay same when due.

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 26th day of February, 2009.

GARY D. EATON **MARGARET M. EATON**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **GARY D. EATON and MARGARET M. EATON, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purpose and who therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 26th day of February, 2009.

HEATHER L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC
My Commission Expires: 3-20-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 26th day of February, 2009.

NOTARY PUBLIC
My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY