Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
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BILL GARRETT, Davidson County
Trans:T20090081287 DEEDWARR
Recvd: 12/02/09 09:48 2 pgs
Fees:13.00 Taxes:999.00
20091202-0110126

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November 2009.

Notary Public
My commission expires: 1/7/13

SHARON KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Raymond Virostko	W.R. Starkey Mortgage.	155080C10200CO
6717 Autumnwood Dr.	5055 W. Park Blvd., Ste. 300	
Nashville TN 37221	Plano, TX 75093	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Patsy A. Tinnell, an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Raymond Virostko and wife Anne Virostko hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Poplar Creek Estates, Phase 2, of record in Book 6900, page 339 through 347, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patsy A. Tinnell by deed from Cendant Moblity Govn. Financial Servc Corp. of record in Instrument No. 20050331-0034942. Patsy A. Tinnell conveyed any interest to Joy McKinney by deed of record in Instrument No. 20050429-0047990 and Joy McKinney conveyed that interest back to Patsy A. Tinnell by Quitclaim Deed of record in Instrument No. 20060206-0014658, Register's Office for Davidson County, Tennessee, dated 02/03/06.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Poplar Creek Estate, Phase II of record in Book 6900 Pages 339-347, Register's Office for Davidson County, Tennessee 3) Storm Water Detention Agreement record in Book 7099, page 299 4) Covenants, conditions, restrictions reservations,

easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6474 page 346, and amended in Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, Book 9353, page 378, Book 9472, page 824 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Poplar Creek Homeowner's association of record in Book 7120 Page 125

This property is improved property known as 6717 Autumnwood Dr., 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 30th day of November, 2009.

Patsy A. Tinnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2009.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY