Davidson County DEEDWARR
Recvd: 05/05/04 12:11 2pgs
Fees:13.00 Taxes:268.25

20040505-0051335

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Pam Yates
Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA GRAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-NBC-04-0727

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Dominicus, unmarried	NBC	
727 Croley Drive	(NAME) 115 29th Avenue South	90-8-131
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTY WHITE COHEN FKA CHRISTY M. WHITE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMY L. DOMINICUS, UNMARRIED AND CINDY L. DOMINICUS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 28 on the plan of Gailey Wood Subdivision, Section 2, as of record at Plat Book 3106, page 38, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said Lot.

Being the same property conveyed to Christy M. White from Edward H. Pate, an unmarried person by Warranty Deed dated April 16, 1999 of record in Book 11440, page 713, Register's Office for Davidson County, Tennessee.

Property subject to the following:

1. Restrictive Covenants of record at Book 3254, page 479, said Register's Office.

2. Setback lines, easements, notes and/or other limitations as shown on said plan of record at Plat Book 3106, page 38, said Registers Office.

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

Shaun P. Cohen, husband of Christy White Cohen, joins in this conveyance for the expressed purpose of conveying any marital interest which he may have in said property.

unimproved ( )
This is improved (X) property, known as 727 Croley Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 28th day of April, 2004.

Christy M. White-Cohen
Christy White Cohen fka Christy M. White

Shaun P. Cohen
Shaun P. Cohen

STATE OF Tennessee

COUNTY OF Davidson

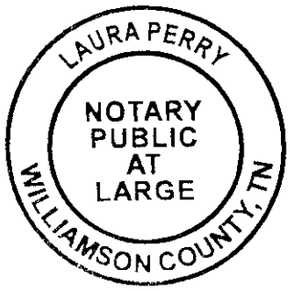
I, Carol Clawson, a Notary Public of the County and State first above written, do hereby certify that Christy White Cohen fka Christy M. White and husband, Shaun P. Cohen personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of April, 2004.

Notary Public

My Commission Expires: 12/07/07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903