Davidson County DEEDWARR
Recvd: 06/18/04 14:40 2pgs
Fees:13.00 Taxes:232.73

20040618-0072614

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006
050405-61529

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $62,900.00

Phyllis E. Holt
Affiant

Subscribed and sworn to before me, this 14th day of June, 2004.

Angela A. Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Georgia C. Dobbs	Owner	34-3-B 107.00CO
107 Churchill Crossing	P. O. Box 786	
Madison TN 37115	Goodlettsville, TN 37070-0786	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phyllis E. Holt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Georgia C. Dobbs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 107, Building 1 on the plan of Churchill Crossing of record in Plat Book 7900, Page 25, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis E. Holt by deed from James L. Holleman, Ronald Holleman, Jeffrey Holleman, and Rodney Holleman, the only heirs-at-law of Billie A. Holleman, deceased, dated 3/27/98, recorded 5/4/98, of record in Book 10912, Page 552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 107 Churchill Crossing, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 14th day of June, 2004.

Phyllis E. Holt

Phyllis E. Holt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Phyllis E. Holt, with whom I am personally acquainted, and who acknowledged ~~they~~ she, AAR Notary executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 14th day of June, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

