3583

After Recording return to:
Chernau, Chaffin & Burnsed
424 Church Street, Suite 1750
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 07/30/04 08:42 3pgs
Fees:18.00 Taxes:800.68
20040730-0091217

This instrument prepared by:
Fidelity Residential Solutions
10010 San Pedro, Suite 800
San Antonio, TX 78216
405165 1555084
Amber Benton

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
(NAME)	*(NAME)*	*098130A087.00 CO*
Thomas W. Doss and Joann B. Doss	same	
(STREET ADDRESS OR ROUTE NUMBER)	*(STREET ADDRESS)*	
121 Breakwater Bay		
(CITY) (STATE) (ZIP)	*(CITY) (STATE) (ZIP)*	
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Ronald P. Staggs and Barbara J. Staggs, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Thomas W. Doss and wife Joann B. Doss *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF Tennessee
COUNTY OF Williamson *The actual consideration or value whichever is greater, for this transfer is* $ 216,400.00

Affiant Jodean King

Subscribed and sworn to before me this the 15th *day of* July, 2004

Notary Public Stacia L Smith

My commission expires: 1-26-08

STACIA L. SMITH NOTARY PUBLIC (Official Seal) AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 121 Breakwater Bay, Hermitage, TN 37076
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th *day of* July, 2004, _____, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald P. Staggs

Ronald P. Staggs

Barbara J. Staggs

Barbara J. Staggs

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, MARK A. ROMANELLI, *a Notary Public in and for said County and State, Ronald P. Staggs, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 26 *day of* JUNE, 2004.

Mark A

Notary Public
My Commission Expires:

(This area for official notarial seal)

MARK A. ROMANELLI
Notary Public, State of Texas
My Commission Expires
October 28, 2006

STATE OF
COUNTY OF

Personally appeared before me, MARK A. ROMANELLI, *a Notary Public in and for said County and State, Barbara J. Staggs, the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 26 *day of* JUNE, 2004.

Mark A

Notary Public
My Commission Expires:

(This area for official notarial seal)

MARK A. ROMANELLI
Notary Public, State of Texas
My Commission Expires
October 28, 2006

Exhibit "A"

Being Lot Number 87 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development of record in Plat Book 9700, Page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald P. Staggs and wife, Barbara J. Staggs by Warranty Deed from Continental Development and Construction, Inc., of record in Instrument No. 20010130-0008877, Register's Office for Davidson County, Tennessee.