25-1-004

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 01/21/05 10:35 2 pgs
Fees:13.00 Taxes:273.80
20050121-0007915

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **January, 2005** by and between **Lisa M. Dodge** , herein after referred to as GRANTOR, and **John R. Padua and Thelma R. Padua** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Situated and being located in Davidson County, Tennessee:

Being Lot No. 334 on the plan of Joywood Heights, Section 2, of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 334 fronts 60 feet on the easterly margin of Jones Avenue and extends back between parallel lines 215 feet to a dead line in the rear measuring 60 feet thereon.

Exceptions:

1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4153, page 906, Register's Office for Davidson County, Tennessee.

2) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa M. Dodge by Warranty Deed from Oldham Investment Properties, LLC, of record in Instrument No. 200406040066228, dated May 27, 2004, recorded June 4, 2004, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Oldham Investment Properties, LLC by Warranty Deed from Deborah Sue Canter, of record in Instrument No. 200406040066227, dated May 27, 2004, recorded June 4, 2004, Register's Office for Davidson County, Tennessee. Also previously being the same property conveyed to Charles Allen Canter and wife, Deborah Sue Canter by Warranty Deed from Mamie F. Dorris, solely, formerly Craighead, of record in Book 7873, page 259, dated June 15, 1989, recorded June 26, 1989, Register's Office for Davidson County, Tennessee. The said Charles Allen Canter having since predeceased his wife Deborah Sue Canter and the property vested in Deborah Sue Canter as surviving tenant by the entireties.

This is improved/unimproved property known as: 2607 Jones Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Lisa M. Dodge
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Lisa M. Dodge** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of **January, 2005.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

Name and Address of Property Owner:
John R. Padua and Thelma R. Padua
2607 Jones Avenue, Nashville, TN 37207

Send Tax Statements to:
American Home Mortgage Inc
520 Broadhollow Road, Melville, NY 11747

Map & Parcel: 071.04-0-080.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **January, 2005.**

Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires: _____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-004