Box of Record 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/05 15:37 2 pgs
Fees:13.00 Taxes:358.90

20050509-0052273

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $97,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2005.

Notary Public
My Commission expires: 1-30-06
(Affix Seal)

ANDREW H. MARTIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sandra Duchow	SAME	053-13-0-103.00
634 Brentmeadow Circle		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pamela D. James and Pamela Jordan, as joint tenants with right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sandra Duchow, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36-A on the plan of Zone Lot Division of Lot 36 of Phase I, Kimbolton, of record in Plat Book 6900, pages 276, 277, and 278, as amended in Book 6900, page 571, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela D. James, unmarried, by deed from Alvin Norment and Beverly Norment, married, on June 30, 1999, of record in Book 11579, page 784, Register's Office for Davidson County, Tennessee. Further conveyed to Pamela D. James and Pamela Jordan, as joint tenants with right of survivorship, by deed from Pamela D. James, on April 14, 2000, of record in Instrument 20000920-0093680, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, pages 276-278, and amended in Book 6900, page 571, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7265, page 655; and Book 7464, page 969; and Book 7470, page 126; and Book 7799, page 50; and Book 7577, page 553, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7483, page 982, and re-recorded in Book 7507, page 67, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030226-0025658, Register's Office for Davidson County, Tennessee.

This is improved property known as: **634 Brentmeadow Circle, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 3, 2005.

Pamela Jordan

Pamela D. James

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela D. James and Pamela Jordan,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 3, 2005

My commission expires _____

_____
Notary Public

ANDREW H. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY