Davidson County DEEDWARR
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Fees:18.00 Taxes:1132.20

20050524-0058295

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
435686 459248
Joy Frisch

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cyrus L. Booker (NAME)	Owner (NAME)	180-0-3-0-A-37
108 Stone Briar Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jeffrey Dobbs and Claire B. Dobbs, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Cyrus L. Booker, Married
the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 306,000.00

Affiant Kristina Martinez

Subscribed and sworn to before me this the 18th *day of* May

Notary Public Sandra L. Tomlin

My Commission Expires [illegible]

(Affix Seal)

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY SANDRA L. TOMLIN

This is unimproved property known as 108 Stone Briar Court, Nashville, TN 37211
improved (X)

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 18th *day of* April, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jeffrey Dobbs

Claire B Dobbs
Claire B. Dobbs

STATE OF NC
COUNTY OF Guilford

Personally appeared before me, Jason Kennedy, *a Notary Public in and for said County and State, Jeffrey Dobbs, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 18th *day of* April, 2005.

Jan Kenly
Notary Public
My Commission Expires: 7-15-09

(This area for official notarial seal)

JASON KENNEDY
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission expires 7-15-09

STATE OF NC
COUNTY OF Guilford

Personally appeared before me, Jason Kennedy, *a Notary Public in and for said County and State, Claire B. Dobbs, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 18th *day of* April, 2005.

Jan Kenly
Notary Public
My Commission Expires: 7-15-09

(This area for official notarial seal)

JASON KENNEDY
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission expires 7-15-09

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Section 1C, Stone Creek Park, of record in Book 9700, Page 286, amended in Book 9700, Pages 469 and 470, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Dobbs and wife, Claire B. Dobbs by deed from Vivian Deborah Moreland, unmarried, of record in Instrument No. 20020201-0014255, Register's Office for Davidson County, Tennessee.