03

Kelly Title
48-A

This instrument prepared by:

FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, SUITE 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2005, by and between Joanne S. Aronis, a single female, party of the first part, and Julie Dey, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 8 on the Plan of Rock Hill Subdivision, Block A, of record in ~~Book~~ Instrument 20010129-0008518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joanne S. Aronis, a single female, herein by Cash Deed dated February 15, 2005 filed for record February 22, 2005 at Instrument No. 20050222-0019437, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record at Instrument No. 20010129-0008518, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 06/06/05 09:47 2 pg
Fees:13.00 Taxes:369.63

20050606-0063931

Joanne S. Aronis

Joanne S. Aronis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Joanne S. Aronis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 7-30-06

JOSHUA R. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Property Owner & Address : Julie Dey
117 Farris Avenue
Madison, TN 37115

Tax Parcel No.: 043-15-0-094.00

Property Address: 117 Farris Avenue
Madison, TN 37115

MAIL TAX BILLS TO: FIFTH THIRD MORTGAGE COMPANY
P.O. BOX 170
CINCINNATI, OH 45263-0170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $99,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 2/22/2009

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Return To: ~~Realty Title & Escrow Company, Inc.~~
3115 Cleghorn Avenue, Ste. 102
~~Nashville, Tennessee 37215~~