WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/05 14:47 3 pgs
Fees:18.00 Taxes:399.60

20050927-0116098

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Kendra Rollins by Deanie L. Gregory POA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF September, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES March 25, 2006
AFFIX SEAL

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendra Rollins	Myers E. Brown	MAP 51-4
(NAME)	(NAME)	
634 Gibson Drive	516 Keeton Avenue	PARCEL 22
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald Francis Combs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendra Rollins and husband, Kevin Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dale Heights, of record in Book 2330, Page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 75 feet on the west side of Gibson Drive and runs back between lines 272.5 feet on the south line and 280.7 feet on the north line to a dead line on which it measures 62 feet.

Being the same property conveyed to Edde B. Denton and wife, Jo Anne Denton by Warranty Deed from William D. Jakab and wife, Clementine J. Jakab dated June 22, 1967 and of record in Book 4147, Page 948, Register's Office for Davidson County, Tennessee. The said Edde B. Denton having predeceased Jo Anne Denton. The said Jo Anne Denton having married Donald F. Combs. The said Jo Ann Bowen Combs (a/k/a Jo Anne Denton) having died on October 18, 2002 leaving a Will dated December 10, 1992 and a holographic Codicil dated April 15, 2000. An Agreed Order Approving a Family Settlement Agreement was entered in the Probate Court of Davidson County, Tennessee At Nashville, Docket No. 03P783 resulting in Donald Combs, spouse of Jo Ann Bowen Combs inheriting subject property. Donald Frances Combs (a/k/a Donald Combs) as Executor of the Estate of Jo Ann Bowen Combs executed a Quitclaim Deed conveying subject property to Robert L. Johnson, Trustee, and Robert L. Johnson, Trustee (within said Quitclaim Deed) conveyed subject property to Donald Francis Combs, which Quitclaim Deed is of record as Instrument No. 20040614-0069690 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF

CONTINUED

unimproved ( )
This is improved (X) property, known as 634 Gibson Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 23rd day of September, 2005

Donald Francis Combs

Donald Francis Combs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Francis Combs

the bargainor _____, 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 and official seal at Madison, Tennessee, this 23rd day of September, 2005.

Commission expires March 25, 2006

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION CONTINUATION

ANY, AS MAY BE SET FORTH ON THE PLAN OF DALE HEIGHTS OF RECORD IN BOOK 2330, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO SANITARY SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 5236, PAGE 784, SAID REGISTER'S OFFICE.