SLB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/16/05 16:02 2 pgs
Fees:13.00 Taxes:506.90
20051216-0151400

This instrument was prepared by:
Ashley N. Arnold
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Todd & Michele L. Gorman	Same	53-3-408
1603 Bondurant Street		
Old Hickory, TN 37138-2718		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Michele Gorman
Affiant

Sworn to and subscribed before me this the 16 day of December 2005.

Notary Public

ASHLEY N. ARNOLD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Debbie V. Sweeney and Sherry Lee Gentry Gafford, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Todd Gorman and wife, Michele L. Gorman, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly 150 feet of lot No. 25 on the Revised Plan of Section "F" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 131, Register's Office for said County. Said part of lot No. 25 fronts 150 feet on the easterly side of Bondurant street and extends back 144 feet, more or less, on the northerly line and 146.3 feet on the southerly line to a dead line, measuring 150 feet thereon.

This conveyance is made subject to easement for certain right-of-ways as set out in deed of record in book 626, page 556; easements for right-of-ways for telephone lines granted by deed of record in book 662, page 743; 10–foot public utility easement along rear line of premises and special utility easement for sewer across approximate center of premises as shown on plan of record in book 1424, page 131, and which are reserved and rights with reference thereto are fixed in deed of record in book 1914, page 474; and to restrictive covenants contained in deed of record in book 1914, page 474, as modified by instrument of record in book 2447, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Josephine Gentry, unmarried, by deed from Debbie D. Gentry, unmarried, of record in Book 4996, page 59, Register's Office for Davidson County, Tennessee. The said Josephine Gentry having died without leaving issue, the property passed to Debbie V. Sweeney and Sherry Lee Gentry Gafford, equally, being the only issue of her deceased brother, James Russell Gentry.

This is improved property known as 1603 Bondurant Street, Old Hickory, Tennessee 37138.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16 day of December, 2005.

Debbie V. Sweeney

Debbie V. Sweeney

Sherry Lee Gafford

Sherry Lee Gentry Gafford, by Debbie V. Sweeney, her attorney in fact

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 Debbie V. Sweeney, the bargainor, 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 and official seal, at Nashville, Tennessee, on this the 16 day of December, 2005.

Notary Public

ASHLEY N. ARNOLD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of December, 2005, before me personally appeared Debbie V. Sweeney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sherry Lee Gentry Gafford, and who acknowledged that she executed the same as the free act and deed of Sherry Lee Gentry Gafford.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 16 day of December, 2005.

Notary Public

ASHLEY N. ARNOLD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-27-07