Davidson County DEEDWARR
Recvd: 01/30/06 11:06 2 pgs
Fees:13.00 Taxes:249.75
20060130-0011253

WARRANTY DEED

13.75
24.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Dukes (NAME)	Same As New Owner (NAME)	MAP 052-02-C
(ADDRESS)	(ADDRESS)	PARCEL 137.00
(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, Estate of Dorothy Lee Harrison, Deceased, William Harvy Harrison, Jr., Robert Christal Harrison, and Beverly Jo Tanksley, Co-Executors HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Dukes

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. 33 and the West One-half of Lot No. 32 of Block "B", revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot and part of Lot adjoin and front together 75 feet on Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to William Harvey Harrison and wife, Dorothy Lee Harrison, by Warranty Deed dated May 13, 1963, from Robert L. Whittle, of record in Book 3615, Page 61, Register's Office for Davidson County, Tennessee. William Harvey Harrison died Dec. 26, 2003, pre-deceasing Dorothy Lee Harrison, whom has since died testate, a resident of Davidson County, Tennessee, September 19, 2004. By Last Will and Testatment of Dorothy Lee Harrison, Deceased, Volume No. 5719/1688630, Probate Court, Davidson County, Tennesse, the herein described property was devised to William Harvy Harrison, Jr., Robert Cristal Harrison, and Beverly Jo Tanksley.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 636 Cheryl Avenue, 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 our hand s this 26th day of January, 2006

ESTATE OF DOROTHY LEE HARRISON, DECEASED

William Harvy Harrison, Jr. Co-Executor & Individually

Beverly Jo Tanksley, Co-Executor & Individually

Robert Christal Harrison, Co-Executor & Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Harvy Harrison, Jr., Robert Christal Harrison and Beverly Jo Tanksley as Co-Executors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executors of the Estate of Dorothy Lee Harrison, Deceased , the within named bargainor and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said William Harvy Harrison, Jr, Robert Christal Harrison and Beverly Jo Tanksley as Co-Executors of the Estate of Dorothy Lee Harrison, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 26th day of January, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 William Harvey Harrison, Jr., Robert Christal Harrison and Beverly Jo Tanksley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 26th day of January, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON