Davidson County DEEDWARR
Recvd: 01/31/06 10:44 2 pgs
Fees:13.00 Taxes:425.50

20060131-0011837

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 2006

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(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
John Farry (NAME)	JP Morgan Chase Bank, N.A. (NAME)	MAP 053-09
608 Brentmeadow Circle (ADDRESS)	5409 Maryland Way Suite 202 (ADDRESS)	PARCEL 104.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Dawn M. LaForte Tant and husband, James Tant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Farry, A Married Man

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. 42-B, Kimbolton Subdivision, Phase 1, of record in Plat Book 6900, Pages 276, 277 and 278, amended in Book 7577, Page 553, Zone Lot Division Lot 42-B, of record in Plat Book 6900, Page 917, Register's Office for Davidson County, Tennessee.

Said Lot No. 42-B fronts 49.32 feet on the northeasterly side of Brentmeadow Circle and runs back 162.00 feet on the easterly lot line and a total of 140.48 feet on the northwesterly lot line to a line in the rear which measures 56.67 feet thereon.

Being the same property conveyed to David N. Selby and wife, Dawn M. Selby by Warranty Deed dated June 28, 1989, from Phillips Builders, Inc., of record in Book 7879, Page 226, Register's Office for Davidson County, Tennessee. Said parties having since divorced, pursuant to the Divorce Decree said property was Quitclaimed to Dawn M. Selby from David N. Selby, by Quitclaim Deed of record in Book 11578, Page 289, Register's Office for Davidson County, Tennessee. And being further conveyed to Dawn M. LaForte by Quitclaim Deed from Dawn M. Selby, of record by Instrument No. 20000530-0053019 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years,

CONTINUED

unimproved ( )
This is improved (X) property, known as 608 Brentmeadow Circle, 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 27th day of January, 2006

Dawn M. LaForte Tant

Dawn M. LaForte Tant

James Tant

James Tant

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 Dawn M. LaForte Tant and husband, James Tant

the bargainor S, 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, this 27th day of January 2006.

Commission expires 4/22/07

Notary Public

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

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

Legal Description Continuation

easement and restrictive covenants of record.

James Tant joins in this conveyance for the purpose of conveying all right, title and interest; in and to said property, marital or otherwise.

Dawn M. Selby, Dawn M. LaForte and Dawn M. LaForte Tant is one and the same person.