WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/15/06 09:42 2 pgs
Fees:13.00 Taxes:458.58

20060515-0056460

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,941.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF May, 2006.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Ann Phathanak	Peggy Ann Phathanak	52-2-136.00
(ADDRESS) 634 Cheryl Ave.	(ADDRESS) 634 Cheryl Ave.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, Brent Dorris and wife, Kimberly Dorris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Ann Phathanak a single person and ~~[illegible]~~ 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:

SEE ATTACHED EXHIBIT A

unimproved
This is improved X property, known as 634 Cheryl Ave., Madison, TN 37115
(House Number) (Street) (Post 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 hands this 5th day of May, 2006.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Brent Dorris

Kimberly Dorris

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 Brent Dorris and wife, Kimberly Dorris to me known to be the person(s) described in and who executed the foregoing instrument, and who upon oath acknowledge that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 5th day of May, 2006.

Commission expires:
5-24-08

Notary Public

MIKE MALONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

EXHIBIT A

Property located at 634 Cheryl Ave., Madison, TN 37115 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the whole of Lot 34 and twelve and one-half (12.5') feet of the easterly portion of Lot 35, of Block "B" on the revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said Lots 34 and 35 adjoin and front together (62.5') feet on the southerly side of Cheryl Avenue in Madison, Tennessee, and run back between parallel lines, (145') feet to a dead line in the rear.

Being the same property conveyed to Brent Dorris and wife, Kimberly Dorris by deed from William Harvy Harrison, Jr. and Robert Christal Harrison and Beverly Jo Tanksley dated 5/31/05 and filed of record in Instrument Number 20050606006434343, said Register's Office.

*20050606-0064343