Davidson County DEEDWARR
Recvd: 06/06/06 08:28 2 pgs
Fees:13.00 Taxes:551.30
20060606-0066481

NEW OWNER:

Carleen Dowell
241 Windsor Trace
Goodlettsville, TN 37072

SEND TAX BILLS:

Same

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
1190 Nashville Pike
Gallatin, Tennessee 37066

Parcel ID 026 06 0 117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MARTHA JO REEVES, an unmarried person**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CARLEEN DOWELL,** her heirs and assigns, the following described tract of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 346 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, page 845, Register's Office for said County.

SAID Lot No. 346 fronts 99.91 feet on the broken northerly margin of Windsor Trace and extends back 95.68 feet on the westerly line and 103.46 feet on the easterly line to a dead line in the rear measuring 90.00 feet thereon.

BEING the same property conveyed to Martha Jo Reeves from Phillips Builders, Inc. by deed of record in Book 8701, page 750, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantee, her heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2006 to be prorated and paid by Grantee.

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321

IN TESTIMONY WHEREOF, I have hereunto set my hand this 2nd day of June 2006.

Martha Jo Reeves
MARTHA JO REEVES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, **MARTHA JO REEVES, an unmarried person**, 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 seal this 2nd day of June 2006.

Devery Stubbs
NOTARY PUBLIC

DEVERY STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 03 / 08 / 10.

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $149,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

Carlen A. Dowell
AFFIANT

Sworn to and subscribed before me this 2nd day of June 2006.

Devery Stubbs
NOTARY PUBLIC

DEVERY STUBBS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 03/08/10.

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
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