PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 06/19/06 13:35 2 pgs
Fees:13.00 Taxes:439.93
20060619-0072859

20B

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,900.00

DORIS COLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

D. Arnette Maples
Affiant

Subscribed and sworn to before me, this 14th day of June, 2006.

Doris Coley
Notary Public
My commission expires: 9/21/09

15-0605-150733

Address of New Owner:	Send Tax Bills to:	Tax Information
Nina S. Duke	American home Mortgage	73-01-0-077
2723 Bobby Avenue	538 Broadhollow Road	
Nashville TN 37216	Melville, NY 11747	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patricia L. Kephart, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nina S. Duke unmarried, hereinafter called the Grantees, their successors 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. 27, of Happy Valley Subdivision, Section "B", not of record, described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, at the corner of Lots 26 and 27; thence with the line between said lots, northerly 140 feet to the corner of said lots and of Lots 7 and 8; thence with the line between Lots Nos. 8 and 27, easterly 75 feet to the corner of said lots and of Lots 9 and 28; thence with the line between Lots 27 and 28, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to Patricia L. Kephart, unmarried by deed from Kimberly R. Moody Barragan, unmarried, dated May 31, 2005, of record in Instrument No. 20050601-0061723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2723 Bobby Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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

WITNESS my hand this 14th day of June, 2006.

Patricia L. Kephart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patricia L. Kephart , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of June, 2006.

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

