Davidson County DEEDWARR
Recvd: 07/03/06 12:38 2 pgs
Fees:13.00 Taxes:469.90

20060703-0079191

1-ST

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of June, 2006.

Notary Public

My Commission Expires: 3-2-09

OFFICIAL SEAL
CONNIE S. RALPH
NOTARY PUBLIC-OREGON
COMMISSION NO. 388920
MY COMMISSION EXPIRES MAR. 02, 2009

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
CHERYL MALONE
~~444 &446 Cathy Jo Circle~~ 2095 Knowles Rd
~~Nashville, Tennessee 37211~~ Medford, OR 97501

SEND TAX BILLS TO:
NEW OWNER
Cheryl Malone
2095 Knowles Rd
Medford, OR 97501

MAP-PARCEL NUMBERS:

133-08-0-161.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. ROBERT DIETRICK AND WIFE, PATRICIA DIETRICK** hereinafter referred to as Grantors, hereby transfers and conveys to **CHERYL MALONE, married,** hereinafter referred to as 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. 70 on the Plan of Valley View Terrace, Phase Two, of record in Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to C. Robert Dietrick and wife, Patricia Dietrick by warranty deed from Ocwen Federal Bank, FSB of record in Book 11712, page 376, dated October 18, 1999, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. Robert Dietrick and wife, Patricia Dietrick by warranty deed from Ocwen Federal Bank, FSB of record in Book 11712, page 376, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 444 &446 Cathy Jo Circle, Nashville, TN 37211.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of June, 2006.

C. Robert Dietrick

Patricia Dietrick

**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 C. Robert Dietrick and Patricia Dietrick the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of June, 2006.

Notary Public

My Commission Expires: 4/30/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 11, 2008