2403

Vol 186

Davidson County DEEDWARR
Recvd: 07/31/06 10:10 2 pgs
Fees:13.00 Taxes:629.00

20060731-0092049

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP44799

WARRANTY DEED

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MARIA R. DUNN et vir **605 Poplar Valley Court** **Nashville, TN 37221**	AmSouth Bank Loan Servicing P.O. Box 847 Birmingham, AL 35201	**141-6-A-7** **9D 81623**

FOR AND IN 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, JOHN L. ALEXANDER and wife, EINEKE K. ALEXANDER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **MARIA R. DUNN and STEPHEN C. DUNN, Wife and Husband**

HEREINAFTER CALLED THE GRANTEE, HER 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. 16, on the Plan of REVISED, SECTION ONE, POPLAR RIDGE, A PLANNED UNIT DEVELOPMENT, of record in Book 7900, page 206, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John L. Alexander and wife, Eineke K. Alexander by deed from Terry L. Hodges and wife, Susan L. Hodges, of record in Instrument Number 20040120-0007632, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Poplar Valley Court, Nashville, Tennessee 37221

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 24th day of July, 2006.

JOHN L. ALEXANDER

EINEKE K. ALEXANDER

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 JOHN L. ALEXANDER and wife, EINEKE K. ALEXANDER, the bargainors, 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 Nashville, Tennessee, this the 24th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010