WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/06 14:42 2 pgs
Fees:13.00 Taxes:553.15
20060731-0092643

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 149,500.00

Elizabeth W. Dodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July, 2006

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NUMBERS
Elizabeth W. Dodge	~~First~~ ~~Franklin~~ ~~Advisors~~	MAP 51-3
(NAME)	(NAME)	
616 Vantrease Rd.	~~320~~ ~~Seven~~ ~~Springs~~ ~~Way~~ ~~Suite~~ 200	PARCEL 26
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	~~Brentwood~~ ~~TN~~ 37027	
(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, Annie Jean Willis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth W. Dodge

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:

Land in Davidson County, Tennessee, being Lots Nos 31, 32, 33, 34, Block "D", on the map of Marthonna, not of record as described according to a copy of a survey thereof made by J.A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the Southerly margin of Ezell Road South (now known as Vantrease Drive) at the common corner of Lots Nos 30 and 31, being 400 East of the Easterly margin of Ezell Road West where it intersects Ezell Road South; thence Southerly with the line between said lots, 342.6 feet to a point; thence South 88 degrees 40 min. East, 100 feet to the common corner of Lots Nos. 34 and 35; thence Northerly with the line between said lots, 340.4 feet to the Southerly margin of Ezell Road South, thence with the margin of the same, North 86 degrees 02 minutes West 100 feet to the point of beginning.

Being the same property conveyed on August 20, 2004 to Annie Jean Willis by Warranty Deed from James Willard York of record in Instrument No. 20040823-0101596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5261, Page 795, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 616 Vantrease Rd., Madison, TN 37115
(House Number) (Street) (P.O. 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 my hand this 27th day of July, 2006

Annie Jean Willis

Annie Jean Willis

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 Annie Jean Willis

the bargainor _____, 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 official seal at Madison, Tennessee, this 27th day of July, 2006.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY