Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/25/06 10:43 2 pgs
Fees:13.00 Taxes:702.63
20060825-0105149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 2006

CHAD WATERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

C Waters
Notary Public

MY COMMISSION EXPIRES: 3-31-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Floyd (NAME)	GMAC Mortgage Corporation (NAME)	MAP 034-04
2313 East Hill Drive (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 013.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, James J. Doster and wife, Bettye M. Doster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald L. Floyd and wife, Dorothy A. Floyd

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:

Parcel No. 1:
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of North Hill Estates, Section 3, as of record in Book 3842, page 185, Register's Office for Davidson County, Tennessee.
Said Lot No. 27 fronts 120 feet on the southeasterly side of East Hill Drive and extends back 345 feet on the southwesterly line and 382.9 feet on the northeasterly line, being a broken line, to a line in the rear on which it measures 110.7 feet.

Parcel No. 2:
Land in Davidson County, Tennessee, being Reserved Parcel "B" on the Plan of North Hill Estates, Section 3, as of record in Book 3842, page 185, Register's Office for said County. Said Reserved Parcel "B" is triangular in shape and fronts 71.0 feet on the easterly side of East Hill Drive, and extends back between conconverging lines 321.62 feet on the northerly side and 313.7 feet on the southerly side, to a point in the rear.

BEING the same property conveyed to James J. Doster and wife, Bettye M. Doster by Warranty Deed from Ralph B. Turner and wife, Anita S. Turner of record in Book 4655, page 244, Register's Office for Davidson County, TN

- CONTINUED -

unimproved ( )
This is improved (X) property, known as 2313 East Hill Drive, 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 our hand s this 22nd day of August, 2006

James J. Doster

Bettye M. Doster

Bettye M. Doster

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 James J. Doster and wife, Bettye M. Doster

the bargainor S, 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 Goodlettsville, Tennessee, this 22nd day of August, 2006.

Commission expires 9/22/07

DANIEL J. WISCARHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.