2DB

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/25/06 14:26 2 pgs
Fees:13.00 Taxes:610.50

20060825-0105416

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Dee J. Shoulders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th Day OF August 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: 10/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 101, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dee J. Shoulders (NAME)	SunTrust Mortgage, Inc. (NAME)	MAP 42.07
707 Ronnie Road (ADDRESS)	201 4th Avenue N/7th Floor (ADDRESS)	PARCEL 13.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Joylisa M. Dowell and husband, Henry Dowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dee J. Shoulders and wife, Karla G. Shoulders

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 Lot No. 16 on the Map of Castle Grove, Section Two, as of record in Book 2900, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof of said lot.

Being the same property conveyed to Joylisa M. Dowell, a married woman by Warranty Deed dated January 15, 2004, from Louise Certain Scruggs and husband, Earl Scruggs, of record by Instrument No. 20040122-0008396 in the Register's Office for Davidson County, Tennessee.

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

Henry Dowell joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property, by virtue of his marriage to Joylisa M. Dowell

unimproved ( )
This is improved (X) property, known as 707 Ronnie Road, 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 24th day of August, 2006

Joylisa M. Dowell

Henry Dowell

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 Joylisa M. Dowell and husband, Henry Dowell

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 24th day of August, 2006.

Commission expires 9/22/07

DANIEL WISCHHOF 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