THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14749

(1)

305.00
1.00
3.00
319.00

Davidson County DEEDWARR
Recvd: 09/05/06 10:47 2 pgs
Fees:13.00 Taxes:305.99
20060905-0109054

Property Address:
4323 Woods St., Old Hickory, TN 37138

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **George Aragona,** unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Judy L. Dodd,** unmarried, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 32, Block 3, on the map of Berryville, W.A. Bryan's Subdivision of the Berry Tract, as of record in Book 421, Page 117, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 50 feet on the westerly side of Wood Street and runs back between parallel lines 150 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from George Aragona, unmarried and Catherine Langille, unmarried, dated September 25, 2003, and recorded October 9, 2003, in the Register's Office for Davidson County, Tennessee, Instrument Number 200310090150103.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30 day of August, 2006.

George Aragona {Seal}
George Aragona

State of TENNESSEE
County of DAVIDSON

On this the 30 day of August, 2006, before me, the undersigned officer, personally appeared George Aragona, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN T. EASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $82,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 30 of August, 2006.

Notary Public

My Commission expires: 3/15/09

TENNESSEE NOTARY PUBLIC STATE OF MURFREESBORO CO., TN

Name of Owner and Property Address:
Judy L. Dodd
4323 Woods St.
Old Hickory TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Judy L. Dodd
SAME AS ABOVE

Tax Parcel ID#: 064-13-0-029.00