06-1-490

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/11/06 09:16 2 pgs
Fees:13.00 Taxes:655.44

20060911-0111820

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 Maryland Way, Suite 208
BRENTWOOD, TN 37027
06TN02644

WARRANTY DEED

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$177,147.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of September 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 26, 2008

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Anne Davis 701 Comanche Ct. Madison, TN 37115	American Home Mortgage 520 Broadhollow Rd Melville, NY 11747	053-14-0-A-017.00

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,

M.R. Stokes, _____

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

L. Anne Davis, unmarried a/k/a Lula Anne Davis

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:

Being Lot No. 17 on the Final Plat of The Woods at Neeley's Bend, Phase I, First Revision as of record in Book 9700, page 997, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to M.R. Stokes, by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated 06-01-2006 and recorded 08-15-2006 in Instrument No. 20060815-0100304, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Annette Tidwell by Warranty Deed dated 08-31-2001 and recorded on 09-10-2001 in Instrument No. 20010910-0097625, Register's Office for Davidson County, Tennessee.

Subject to Declaration and By-Laws of record in Book 11527, page 304, amended in Instrument No. 20050318-0029990 in the Register's Office of Davidson County, Tennessee.

Subject to Easements of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815 and in Book 8081, page 818 in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **701 Comanche Ct., Madison, TN 37115**
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 11th day of September, 2006.

M.R. Stokes

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 M.R. Stokes the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 1th day of September, 2006.

Commission Expires: 11/25/07

Notary Public

NICHOLE RICHARDSON
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENNESSEE

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 _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public