RETURN TO:
Buyers Title & Escrow
5210 Maryland Way, St 200 201
Brentwood, TN 37027

Prepared by [redacted]
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, for this transfer, whichever is greater, is $94,500.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of October, 2006.

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

_____
Notary Public
Commission Exp: 9-19-09

Davidson County DEEDWARR
Recvd: 10/19/06 08:40 2 pg
Fees:13.00 Taxes:349.65
20061019-0129617

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL
Janice Kellogg	NEW OWNER	**Map 043-13**
265 Elm Street		**Parcel 179.00**
Madison, TN 37115		

WARRANTY DEED

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, I/WE Pearle F. Ulrich and Terry L.Gill, GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice Kellogg, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LEGAL DESCRIPTION

Being the easterly one-half of Lot 28 and all of Lot No. 29 of Block "F" on the Map of Forest Park Subdivision as of record in Book 843, Page 44, Register's Office Davidson County, Tennessee

Said Lot No. 29 and part of Lot No. 28 front seventy five (75) feet on the northerly side of Elm Street, and run back between parallel lines with the westerly margin of third avenue, 150 feet to a dead line.

Being the same property conveyed to George E. Ulrich and wife Pearle F. Ulrich and Terry L. Gill, unmarried By Deed from Gerald Wayne Wray and Bobbie Jean Greer, sole heirs of the estate of Florence Estella Wray, in Book 10920, Page 143, Dated May 6, 1998, Register's Office for Davidson County, Tennessee. The said George E. Ulrich having since deceased.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat.

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

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, Except for exceptions number 4 and 5 listed above; 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/our hand(s) this 17 day of October, 2006.

Pearle F. Ulrich

Pearle F. Ulrich

Terry L. Gill

Terry L. Gill

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pearle F. Ulrich and Terry L.Gill, 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 Sumner County, Tennessee, this 17 day of October, 2006.

Notary Public

Commission Expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.