203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 11:25 2 pgs
Fees:13.00 Taxes:255.30

20061031-0134953

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Rachel B. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October 2006

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL WISEMAN HOLT
COUNTY OF DAVIDSON
(AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES 9/23/07

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
Rachel B. Miller (NAME)	American Home Mortgage (NAME)	MAP 51-5A
420 Walton Lane, E-23 (ADDRESS)	538 Broadhollow Road (ADDRESS)	PARCEL 23
Madison, TN 37115 (CITY) (STATE) (ZIP)	Melville, NY 11747 (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, Rachalle G. Frost and Donna G. Suggs, Heirs-at-Law of Youlanda K. Gafford

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

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 Unit No. E23 as shown on the Plat of Quail Creek of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association all as described in Book 6328, Page 44, et seq., Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

BEING the same property conveyed to Youlanda K. Gafford by Warranty Deed dated April 11, 1985, from Quail Creek, Inc., a Tennessee Corporation, of record in Book 6535, Page 906, Register' Office for Davidson County, Tennessee. The said Youlanda K. Gafford, having since died, a widow, intestate January 11, 2006 a resident of Davidson County, Tennessee, leaving as her only heirs-at-law, Rachalle G. Frost and Donna G. Suggs, as set forth in the Order For Intestate Administration in the Seventh Circuit Court For Davidson County, Tennessee, Probate Division, No. 06P106.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any

CONTINUED

unimproved ( )
This is improved (X) property, known as 420 Walton Lane, Unit E-23, 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 26th day of October, 2006

Rachalle G. Frost, Individually

Rachalle G. Frost, Co-Administratrice

Donna G. Suggs, Individually

Donna G. Suggs, Co-Administratrice

LEGAL DESCRIPTION CONTINUED:

homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rachalle G. Frost and Donna G. Suggs as Co-Administratrices, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Administratrices of the Estate of Yolanda K. Gafford, Deceased , the within named bargainor and that they as such Co-Administratrices being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Rachalle G. Frost and Donna G. Suggs as Co-Administratrices of the Estate of Yolanda K. Gafford, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 26th day of October, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 Rachalle G. Frost and Donna G. Suggs, 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, on this the 26th day of October, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON