File No. 60953

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 01/10/07 11:10 2 pg
Fees:13.00 Taxes:588.30

20070110-0004179

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Bush	Guaranty Trust	18-12-35
(NAME)	(NAME)	
108 Dorr Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(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, Terry Allison, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Bush and Jackie R. Bush, husband and wife and Jimmy D. Bush, unmarried, 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. 40, Plan of Connell Estates, Section 2, a plat of which is recorded in Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Southerly margin of Dorr Drive at the corner of Lot Nos. 40 and 41; thence with the line between said two lots Southerly 278.7 feet; thence Westerly 123.8 feet to the Easterly margin of Utley Drive; thence with the same Northerly 261 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northeasterly 39.3 feet to the Southerly margin of Dorr Drive; thence with the same Easterly 122.9 feet to the beginning.

BEING the same property conveyed to Minnie A. Allison, Dorothy Turner and Terry Allison, joint tenants with rights of survivorship by Quitclaim Deed from Minnie A. Allison, a widow dated February 6, 1997 and filed for record on February 7, 1997 in Book 10343, Page 916, in the Register's Office for Davidson County, Tennessee. The said Minnie A. Allison and Dorothy Turner having since died.

Janie Andrews executed this instrument on behalf of Terry Allison pursuant to a Power of Attorney of record in Record Book *, Page ____, Register's Office Davidson County, TN.

*20070110 000 4178

unimproved ☐ This is improved ☒ property, known as 108 Dorr Drive, Goodlettsville, TN 37072
AKA 514 Utley Drive, Goodlettsville, TN 37072
(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 29th day of December, 2006.

Terry Allison

By Janie Andrews, Attorney-In-Fact

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STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie Andrews with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Terry Allison as his Attorney in Fact as the free act and deed of the within named Terry Allison.

Witness my hand and official seal this 29th day of December, 2006.

Commission expires: 8-10-2009

Belinda G. Wilks
Notary Public

