Davidson County DEEDWARR
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Fees:13.00 Taxes:362.53

20070130-0012415

WARRANTY DEED

P-KW-07-1422

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,980.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Maddox, Jr.	STM	
1422 Bell Trace Drive	(NAME) 201 4th Ave North 7th Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	162-16-082.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STANLEY DORMINEY A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD C. MADDOX, JR. UNMARRIED PATRICK CHARLES QUELETTE UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP. , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59-B on the Plan of Hickory Park Villas, Section 2, amending Plat 5200, page 603 Zone Lot Division, Lots 49 through 56 and 58 through 66 as of record in Book 6250, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley Dorminey, married by deed from Barry Zeitlin and wife, Linda Zeitlin of record in Instrument 200411080134089 on 11/04/2004 and filed for record on 11/08/2004, as corrected in Instrument 200502100015586 on 02/10/2005 and filed for record on 02/10/2005, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 1422 BELL TRACE DRIVE, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of January, 2007.

Stanley Dorminey

FILE BOX 45

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 26th day of January, 2007, before me personally appeared Stanley Dorminey a married man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

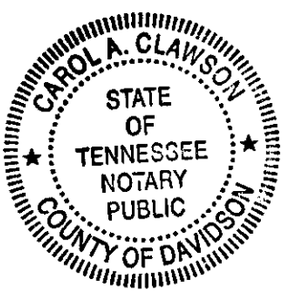
Witness my hand and official seal, this the 26th day of January, 2007.

Carol A Clawson

Notary Public

My Commission Expires: 3-20-10

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959