THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/26/07 12:22 2 pgs
Fees:13.00 Taxes:339.29
20070226-0023557

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
LAURIE DAABOUL	GMAC MORTGAGE	02601011700
148 TWO MILE PIKE	100 WITMER ROAD	
GOODLETTSVILLE, TN 37072	HORSHAM, PA 19044-0963	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Sylvia Dianne Lawson, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Laurie Daaboul, a single woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin set in the easterly margin of Two Mile Pike, the most southwest corner of this lot, and being the most northwest corner of Thomas L. Ingram property of record in Deed Book 6024, Page 147, Register's Office said Davidson County, Tennessee; thence with the margin of said Two Mile Pike N. 20 degrees 00 minutes 00 seconds 75.00 feet to an iron pin set in the margin of said Pike, and being a corner to Aubrey Moore Property of record in Deed Book 2930, Page 267, Register's Office said Davidson County Tennessee; thence leaving said Pike and with the line of said Moore North 71 degrees 33 minutes 57 seconds East 301.00 feet to an iron pin set, corner to said Moore in the westerly right-of-way of L&N Railroad; thence with said Railroad South 13 degrees 07 minutes 00 seconds East 75.00 feet to an iron pin set in the margin of said Railroad and being the most northeast corner of said Ingram; thence, with the line of said Ingram South 71 degrees 30 minutes 29 seconds West 292.00 feet to the beginning, containing 0.51 acres more or less. This description is according to a survey by Ray G. Cole, Register's Land Surveyor, No. 924, dated May 23, 1988.

Being the same property conveyed to Sylvia Dianne Lawson, unmarried, by Warranty Deed, from Tommy L. Biggs and wife, Carolyn D. Biggs, dated 12/29/06 and recorded in Instrument 20070103-0000807, said Register's Office.

Being the same property previously conveyed to Tommy L. Biggs and wife, Carolyn D. Biggs, by Warranty Deed from Richard Lloyd Phillips dated 10/21/03 and recorded in Instrument 20031031-0160272, said Register's Office.

This is improved property known as: 148 Two Mile Pike, Goodlettsville, Tennessee 37072.

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, her heirs and assigns forever;

and we do covenant with the said GRANTEE that I am 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 myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of JANUARY, 2007.

Sylvia Dianne Lawson

SYLVIA DIANNE LAWSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sylvia Dianne Lawson with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 31st day of JANUARY, 2007.

Sondra Kirby

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $91,700.00.

Jamie Pardon

Affiant

Subscribed and sworn to before me this 31ST day of JANUARY, 2007.

Sondra Kirby

NOTARY PUBLIC

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

My Commission Expires: 1/20/08