Davidson County DEEDWARR
Recvd: 03/05/07 14:18 2 pgs
Fees:13.00 Taxes:491.73

20070305-0027005

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
10579 Cedar Grove Rd., Ste 140
Smyrna, TN 37167
07TN00081

WARRANTY DEED

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,900.00 Victoria Cox
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 12 day of March, 2007
Notary Public
MY COMMISSION EXPIRES: 8/16/08

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 Maryland Way, Suite 208 , BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Greene **3040 Owendale Drive** **Antioch, TN 37013**	Carol Greene 208 Rolling Mill Ct Old Hickory, TN 37138	**150-09-0A-065.00**

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, WE,

Janice W. Dobson, a single person

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

Carol Greene and husband, Joel Greene

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:

The following described Real Estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 219 on the Plan of Forest View Park, Section VII, as of record in Plat Book 6900, Page 162, amended in Book 7430, page 753 of Register's Office for said County and State.

Said Lot No. 219 fronts a total of 65.47 feet on the Easterly side of Owendale Drive and runs back 87.50 feet on the Northerly lot line and 87.06 feet on the Southerly lot line in the rear which measures 73.32 feet thereon.

Being the same property conveyed to Janice W. Dobson, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated December 16, 1999 and recorded December 22, 1999 in Instrument No. 199912220306174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property known as **3040 Owendale Drive, Antioch, TN 37013**
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 hands this 1st day of March, 2007.

Janice W. Dobson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice W. Dobson the bargainor(s) 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 [illegible], Tennessee, this 1st day of March, 2007.

Commission Expires: 8/16/08

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08