07-0300

Record & Return

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater, for this transfer is $ 86,800.00

Affiant

Subscribed and sworn to before me, this the
29th day of October, 2007

Notary Public

My Commission Expires: 4-12-2008

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Sherry L. Booker	Taylor Bean & Whitaker	034-05-0A-72.00CO
583 Thomas Jefferson Circle	1417 N. Magnolia Avenue	
Madison , TN 37115	Ocala, FL 34475-9078	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Sara Joyce Sutton and husband Ricky Wayne Sutton, II** said Grantor does hereby bargain, sell, transfer and convey unto **Sherry L. Booker, 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:

LAND in Davidson County, Tennessee, being Unit No. 72, on the Plan of Monticello Manor, as shown on plat of record in Plat Book 6250, page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sara Joyce Sutton and Ricky Wayne Sutton, II, joined by spouse(s), if any, in Instrument 20050523-0057487 recorded 5/23/2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 583 Thomas Jefferson Circle, Madison TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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.

Davidson County DEEDWARR
Recvd: 11/07/07 08:47 2 pgs
Fees:13.00 Taxes:321.16

20071107-0131185

Witness my hand this 29th day of October, 2007.

Sara Joyce Sutton

Ricky Wayne Sutton, II

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of October, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara Joyce Sutton and husband Ricky Wayne Sutton, II to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of October, 2007.

Notary Public

My Commission Expires:

My Commission Expires April 12, 2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds