Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 08020019

Amanda Jean Pardue

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF March, 2008.

NOTARY PUBLIC

My Commission expires: 12-3-11

Address of New Owner	Send Tax Bills To:	Tax Information:
John A. Dabbs and Shirley Dabbs, Husband and Wife 4693 Bull Run Rd. Ashland City, TN 37015	Same	046-00-0-005

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Amanda Jean Pardue,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **John A. Dabbs and Shirley Dabbs, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County and further described as follows:

Part of Lot Number 2 on the Plan Marked Exhibit "A" of part of the Lands of Elias Simpkins, Deceased, as of record in Plan Book 2, Page 64, Chancery Court of Nashville, and being Lot Number 3 on a survey made by Donald R. Carver, January 20, 1960, described according to said survey as follows:

Beginning at a point on the Southeasterly margin of Bull Run Road at the common corner of Lot Numbers 3 and 4 on said survey lying South 59 degrees 30 minutes West 222.4 feet along said margin from the Southwesterly line of the Property conveyed to Emory E. Taylor and wife, by Deed from Elizabeth Walker Welck and Husband, as of record in Book 2700, page 359, Register's Office for Said County, thence with said margin, South 59 degrees 30 minutes West 100 feet to the Northwest corner of Lot Number 2 on said survey, thence with the lien between said Lot Number 2 and 3 on said survey, South 30 degrees 30 minutes East 161 feet to the center of Bull Run Creek, being said Taylor's Northwesterly line; thence with the center of said creek and said Taylor's Northwesterly line, Northeasterly to the Southerly corner of Lot Number 4 on said survey; thence with the line between Lot Number 3 and 4 on said survey North 30 degrees 30 minutes West 175.44 feet to the beginning.

BEING the same property conveyed to Amanda Jean Pardue, a single woman by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated 04/27/2004 and recorded 05/10/2007 at Instrument Number 20040510-0053120, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/31/08 14:26 2 pgs
Fees:13.00 Taxes:364.45
20080331-0032092

This is improved property generally located:
4693 Bull Run Rd., Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2008 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. I do covenant with said Grantees that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Amanda Jean Pardue,** has caused this instrument to be executed, this the 20 day of March, 2008.

Amanda J. Pardue

Amanda Jean Pardue

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Amanda Jean Pardue**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 20 day of March, 2008.

My commission Expires: 12-3-11

Marie Collins
NOTARY PUBLIC

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY