NAME AND ADDRESS OF NEW OWNERS:
Melissa D. Stovall
604 Blackstone Avenue
Madison, TN 37115

PREPARED BY:
Master Title II, Inc.
10-B Public Square North
Suite 203
Murfreesboro, TN 37130

SEND TAX BILLS TO:
Dover Mortgage Company
711 East Morehead Street
Charlotte, NC 28202

Davidson County DEEDWARR
Recvd: 07/07/08 13:46 2 pgs
Fees:13.00 Taxes:395.91
20080707-0069798

# WARRANTY DEED

(Map/Parcel: 052-02-0-172.00)

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Vernie E. Sullivan, single**, has bargained and sold and does hereby transfer and convey unto **Melissa D. Stovall, unmarried and Danny W. Stovall, Sr., Married, as joint tenants with the right of survivorship**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

> Being Lot No. 45 on the Plan of Rainbow Terrace, Block "A", of record in Book 1130, page 85, Register's Office for said County.
>
> Said Lot No. 45 fronts 75.1 feet on the southerly margin of Blackstone Avenue and extends back 190 feet on the easterly and westerly lines to a broken line in the rear measuring 171.5 feet thereon.
>
> Being the same property conveyed to Vernie E. Sullivan, single from Vernie E. Sullivan and wife, B. Faye Sullivan by Quitclaim Deed, dated 12-22-02, recorded 1-14-03, of record in Instrument No. 20030114-0005703, Register's Office for Davidson County, Tennessee.
>
> Subject to any and all matters of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Property is known as 604 Blackstone Avenue, Madison, TN 37115

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned convenants with the said grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2008 real property taxes which will be prorated at closing.

The undersigned further covenants and binds his successors and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND AND SIGNATURE** on this 2nd day of July, **2008.**

Vernie E Sullivan

**Vernie E. Sullivan**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vernie E. Sullivan**, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL**, this 2nd day of July, **2008.**

My Commission Expires:

11-22-09

ElaDunkerson

Notary Public

ELIZABETH A. DUNKERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$107,003.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheila Jackson

Affiant

SUBSCRIBED AND SWORN TO before me this 2nd day of July, **2008.**

My Commission Expires:

11-22-09

ElaDunkerson

Notary Public

ELIZABETH A. DUNKERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY