THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20090062928 DEEDWARR
Recvd: 09/15/09 08:44 2 pgs
Fees:13.00 Taxes:492.10
20090915-0085916

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
BILLIE D DAVIS	DOVER MORTGAGE COMPANY	04214006000
919 S BEXHILL COURT	711 E MOREHEAD STREET	
HERMITAGE, TN 37076	CHARLOTTE, NC 28202	

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, Kimberly Staggs, as Trustee under the 209 Rhine Drive Land Trust, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Billie D Davis, unmarried 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:

LOCATED INDAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 77 ON THE PLAN OF SHERRY HEIGHTS, SECTION III, OF RECORD IN PLAT BOOK 2331, PAGES 126 AND 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM, THE FOLLOWING PROPERTY WAS CONVEYED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION BY DEED FROM JOHN T BODILY AND WIFE, DONNA A BODILY, OF RECORD AS INSTRUMENT NO. 20010404-0032736, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A POINT OF THE INTERSECTION OF THE EXISTING WEST MARGIN OF I-65 AND THE WEST BOUNDARY OF THE ROSE PAUL PROPERTY, SAID POINT OF INTERSECTION BEING 167.70 FEET LEFT OF I-65 PROPOSED CENTERLINE STATION 435+68.98; THENCE WITH SAID BOUNDARY SOUTH 09 DEGREES 25 MINUTES 58 SECONDS WEST 147 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING 191.32 FEET LEFT OF I-65 PROPOSED CENTERLINE STATION434+24.45; THENCE WITH PROPOSED LEFT MARGIN OF SAID ROAD NORTH 03 DEGREES 16 MINUTES 03 SECONDS EAST 147.98 FEET TO A POINT, THE SAID POINT BEING 183.28 FEET LEFT OF THE I-65 PROPOSED CENTERLINE STATION 435+72.22; THENCE WITH THE EXISTING SOUTH MARGIN OF I-65 EASTERLY 16 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 1,164 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY STAGGS AS TRUSTEE UNDER THE 209 RHINE DRIVE LAND TRUST FROM MICHAEL LAFFERTY DATED 08/04/2008 AND RECORDED 07/02/2009 IN INSTRUMENT #20090702-0061673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: 209 RHINE DRIVE, MADISON, TENNESSEE 37115.

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 I 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 10TH day of SEPTEMBER, 2009.

Kimberly Staggs as trustee
KIMBERLY STAGGS, AS TRUSTEE UNDER
THE 209 RHINE DRIVE LAND TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Staggs, as Trustee under the 209 Rhine Drive Land Trust, 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 10TH day of SEPTEMBER, 2009.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me this 10TH day of SEPTEMBER, 2009.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/28/2012