PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 42582
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/25/01 15:26 2pgs
Fees:11.00 Taxes:295.63
20010625-0067143

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry R. Abney 1005 Central Valley Court Hermitage, TN 37076	IndyMac Bank, F.S.B. 155 North Lake Avenue Pasadena, CA 91101

TAX MAP-PARCEL NUMBERS: 087-13-081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 79900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glen David Gant and spouse, Susan M. Gant,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry R. Abney,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 240 on the Plan of Section 4, Valley Grove of record in Book 5800, page 174, Register's Office for said County.

SAID Lot No. 240 fronts 61.90 feet on the broken westerly margin of Central Valley Court and extends back 111.16 feet on the northerly line and 89.09 feet on the southerly line to a broken line in the rear, measuring 104.93 feet thereon.

BEING the same property conveyed to Glen David Gant and wife, Susan M. Gant by deed from David W. Mayberry of record in Book 10362, page 258, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 174, said Register's Office, which Plan shows a 30 foot minimum building setback line from Central Valley Court and 10 foot easement for utility and drainage purposes along the along the rear line(s) and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; Restrictive covenants of record in Book 6096, page 291, said Register's Office

This is improved property, known as: 1005 Central Valley Court, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2001.

Glen David Gant **Susan M. Gant**

State of Tennessee
County of Davidson

On this 14th day of June, 2001, before me the undersigned authority, personally appeared **Glen David Gant** and **Susan M. Gant**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public

State of Tennessee
County of Davidson My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 79900.00

Affiant

Sworn and subscribed before me on the 15th day of June, 2001.

My Commission Expires: 6-26-2002 Notary Public

PATSI B... NOTARY PUBLIC AT LARGE ROBERTSON CO...