WARRANTY DEED

File Box 13
Record & Return To:
Advantage Title & Escrow

3354 Perimeter Hill Drive, STE 142
Nashville, TN 37211

#26006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of November, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/29/05

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Gilberg and ~~Danielle~~ Gilberg Danielle	Countrywide Home Loans, Inc.	137-13A-47
(NAME)	(NAME)	
3332 Milbridge Drive	1520 Memorial Blvd. STE 140	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Janis E. Martin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jay Gilberg and ~~Danielle~~ Gilberg** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

wife, Danielle DG

Land in Davidson County, Tennessee, being all of Lot No. 47 on the Plan of Section One, Peninsula Point, a Planned Unit Development, according to the plat thereof, recorded in Plat Book 9700, Page 98 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Janis E. Martin by Warranty Deed of record in Book 10986, page 271, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 9943, page 908; subject to matters on the PUD Boundary Plat of Peninsula Point of record in Book 9700, page 22; and, any and all matters as shown on plat of record in Plat Book 9700, page 98; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 3332 Milbridge Drive Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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.

Witness my/our hand(s) this 29th Day of November, 2001.

Davidson County DEEDWARR
Recvd: 12/18/01 16:43 2pgs
Fees:13.00 Taxes:517.63

20011218-0139788

Janis E. Martin

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Janis E. Martin, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th Day of November, 2001.

Kimberly A. Baez
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/29/05

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.