22-1-943

E.LO

Davidson County DEEDWARR
Recvd: 11/08/02 12:22 2pgs
Fees:13.00 Taxes:288.23

20021108-0138170

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **October, 2002** by and between **MARY LOU GILBERT**, herein after referred to as GRANTOR, and **TIMOTHY W. TOWNER**, herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot "Q" on the survey made by E.L. Miller, Jr. & Co., October 29, 1965, as follows:

Beginning at a point in the center of Preston Road, said point being 547.6 feet northerly from the intersection of the centerline of the said Preston Road and the centerline of Old Franklin Road; thence south 85 degrees 35' east 817.8 feet to an iron pin; thence north 4 degrees 45' east 126.9 feet to an iron pin; thence north 76 degrees 15' west 825.3 feet to the center of Preston Road; thence with the center of the same around a slight curve, southerly 22.7 feet and continuing with the center of same south 4 degrees 25' west 232 feet to the beginning, containing 3.5 acres, more or less.

Being the same property conveyed unto Clayton Baxter Gilbert and wife, Mary Lou Gilbert by Warranty Deed from Larry G. Tidwell and wife, Barbara A. Tidwell, dated January 26, 1974, of record in Book 4783, page 727, Register's Office for Davidson County, Tennessee. Clayton Baxter Gilbert is deceased.

This is improved/unimproved property known as: 758 PRESTON ROAD, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Lou Gilbert

MARY LOU GILBERT
Signature of Seller

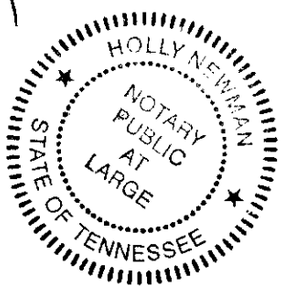
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **MARY LOU GILBERT** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **October, 2002.**

Notary Public

My Commission Expires: 11-26-05



Name and Address of Property Owner:
TIMOTHY W. TOWNER
758 PRESTON ROAD, ANTIOCH, TN 37013

Send Tax Statements to:
~~Same~~
808 Muskett Trail, Nashville TN 37217

map and parcel--174-00-0 049.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

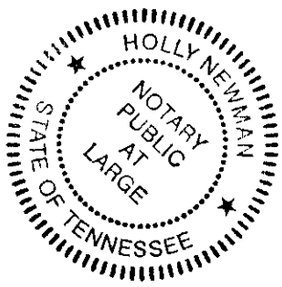
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$77,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **October, 2002.**

Notary Public

My Commission Expires: 11-26-05



RETURN TO:

Lender's Title & Escrow LLC
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Franklin, Tennessee 37067
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