WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,333.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 20 03

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lou Nell Hilliard	New Owner	MAP 51-14-0-A
(NAME)	(NAME)	
2104 Golden Oak Lane		PARCEL 36-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/~~I~~, I, Patricia W. Gilbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lou Nell Hilliard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 36, on the Plan of Oakwood Estates, of record in Instrument 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rudolph Lee Carver, Deborah Carver McCormack, and Patricia Carver Wiygul by Quitclaim Deed from Rudolph Lee Carver, Successor Trustee of record in Instrument 20030825-0122992, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 200007130069428; Instrument 2000010020096900; and Instrument 200008070078337, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200005050045404; and (3) Storm Water Easement to Metropolitan Government of Davidson County, Tennessee of record in Instrument 20000127008714 and Easements of record in Instrument 200005050045404, said Register's Office.

Patricia Carver Wiygul and Patricia W. Gilbert being one and the same person.

unimproved ( )
This is improved (X) property, known as 2104 Golden Oak Lane, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand 21 this August day of August 20 03

Patricia W. Gilbert
Patricia W. Gilbert

Davidson County DEEDWARR
Recvd: 08/25/03 12:56 2pgs
Fees:13.00 Taxes:252.83

20030825-0122993

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public within and for said County and State, the within named Patricia W. Gilbert

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and she acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ooltewah, ~~Georgia~~, this 21 day of August 03

Commission expires Dec 30, 03

Sara H. Woods
Notary Public

SARA H. WOODS NOTARY PUBLIC AT LARGE HAMILTON CO., TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____ .

My commission expires _____

_____
Notary Public