WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-REMAX-03-3532

Davidson County DEEDWARR
Recvd: 01/07/04 10:19 2pgs
Fees:13.00 Taxes:547.60

20040107-0002505

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rodney E. Gilliam	Bank of America	
3532 Thornehill Drive	200 S. College St.	150-03-416
Antioch, Tennessee 37013	Charlotte, NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HELEN CLAGGETT AND HUSBAND, JOHN W. CLAGGETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RODNEY E. GILLIAM, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 462 on the plan of Section Ten, "The Country", of record in Book 6900, Page 394, Register's Office for said County.

Said Lot Number 462 which is a corner lot, fronts 125.50 feet on the southerly margin of Shakertown Road and fronts 70.00 feet on the easterly margin of Thornehill Drive said frontages being joined by a curve having a length of 39.27 feet, and extends back 117.85 feet on the southerly line and 76.42 feet on the easterly line to the point of intersection.

Being the same property conveyed to Eugene Goff, Sr. and wife, Helen Goff by Deed executed on June 28, 1991 and filed for record on July 3, 1991 in Book 8391, Page 34, Register's Office for Davidson County, Tennessee. The said Eugene Goff, Sr. having since died leaving Helen Goff k/n/a Helen Claggett as surviving tenant in the entirety. John W. Claggett joins in the execution of this instrument for to convey all rights, title and interest in the above described property, marital or otherwise.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 394 and Book 7329, page 209, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3532 Thornehill Drive, Antioch, Tennessee 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 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 18th day of December, 2003.

Helen Claggett
Helen Claggett

John W. Claggett
John W. Claggett

STATE OF Tennessee
COUNTY OF Davidson

I, Carrie Ann Gleaves, a Notary Public of the County and State first above written, do hereby certify that Helen Claggett and husband, John W. Claggett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of December, 2003.

Notary Public

My Commission Expires: 11-24-07

(SEAL)

CARRIE ANN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903