REALTY TITLE 06
Book 48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $59,000.00

Affiant

Subscribed and sworn to before me, 3RD **day of** FEBRUARY, **2004.**

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public
My commission expires: 9-16-07

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Address of New Owner:	Send Tax Bills to:	Tax Information
Gracie Orange 125 General Jackson Ln. Hermitage TN 37076	Owner	64-16A-125 8D-89726

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Guenther Conservator for Lucille S. Guenther, Incompetent, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gracie Orange, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No.: 125 on the Plat of Jackson Meadow, Phase I, Section I, of record in Book 5200, Page 362; amended in Book 6900, Page 527, Register's Office for said County, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Lucille S. Guenter, by deed from Leonard Primm, Trustee, by deed, dated 04/30/84, of record in Book 6284, Page 742, said Register's Office. John Guenther was appointed Conservator for Lucille Guenther in the Seventh Circuit Court of Davidson County, TN, Probate Division Docket No. 03P-1973.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 125 General Jackson Ln., 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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 02/05/04 10:21 2pgs
Fees:13.00 Taxes:218.30
20040205-0014076

WITNESS my hand this 3 day of February, 2004.

John Guenther
Conservator for Lucille S. Guenther, Incompetent

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John Guenther, Conservator for Lucille S. Guenther, Incompetent, with whom I am personally acquainted, and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 3 day of February, 2004.

Notary Public

My Commission expires 11-27-06

