THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 02/26/04 13:53 2pgs
Fees:13.00 Taxes:703.00
20040226-0021997

ADDRESS NEW OWNER:
Tommy Wayne Gilmore, et ux
4095 Port Cleburne Lane
Hermitage, Tennessee 37076

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
098-01-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Terry V. Ray, Cathy R. Billington, Linda Beth Harper and Dan C. Ray,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tommy Wayne Gilmore and wife, Terry Gilmore,** 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:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Lake Park Subdivision, Section 1, of record in Book 4175, page 134 and 135, reference to which plat is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Cleamon W. Ray, to establish a life estate interest with a remainder interest in Terry V. Ray, Cathy R. Billington, Linda Beth Harper, and Dan C. Ray, by quitclaim deed from John Aaron Holt, Trustee, as of record in Book 9190, page 972, Register's Office for Davidson County, Tennessee. The said life estate tenant, Cleamon W. Ray died on September 19, 2003.

This is improved property known as 4095 Port Cleburne Lane, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4429, page 577 and Book 4516, page 751, easements, covenants and conditions as shown on the plan of record in Plat Book 4175, pages 134 and 135, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 24th day of February, 2004.

TERRY V. RAY

DAN C. RAY

CATHY R. BILLINGTON

LINDA BETH HARPER

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 **TERRY V. RAY, DAN C. RAY, CATHY R. BILLINGTON, AND LINDA BETH HARPER**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of February 2004.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 12-15-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$190,000.00**

AFFIANT

Subscribed and sworn to before me
this 24th day of February, 2003.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 12-15-07