Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

08-0403-90240

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 126,500.00.

Janelle McGuire
Affiant

Subscribed and sworn to before me, this 22nd day of March 2004.

Debbie Woodall
Notary Public
My commission expires:

Address of New Owner	Send Tax Bills to:	Tax Information
Jessica Nicole Gearlds	1st Trust Bank For Savings	108-04-0-018
813 Emberlake Drive	P.O. Box 17257	
Nashville TN 37214	Memphis, TN 38187-0257	

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, **Jamie W.Tate and wife, Tracye L. Tate**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica Nicole Gearlds,** hereinafter called the Grantees, their 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 Lot No. 38 on the Plan of Section Two, Larchwood, as of record in Book 5200, Page 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamie W. Tate and Tracye L. Tate by deed from Thomas E. Jones and wife, Martha G. Jones dated 9/29/99, of record in Book 11696, page 85, Register' s Office for Davidson County, Tennessee.

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 813 Emberlake Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees 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 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 this 22nd day of March 2004.

Jamie W. Tate
Jamie W.Tate

Tracye L. Tate
Tracye L. Tate

Davidson County DEEDWARR
Recvd: 03/25/04 08:35 2pgs
Fees:13.00 Taxes:468.05
20040325-0033661

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jamie W. Tate** and **Tracye L. Tate**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 22nd day of March 2004.

Notary Public

My Commission expires:

11-27-2006

