148
Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/25/04 10:45 2pgs
Fees:13.00 Taxes:439.93

20040325-0033730

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$118,900.00.**

Affiant

Subscribed and sworn to before me this 19th day of March, 2004

Notary Public
My Commission expires: 2-28-06

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas Gulley	SAME	150-01-278.00
2916 Cherry Hills Drive		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carol S. Livingston, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas Gulley, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 304 on the plan of Cherry Hills Subdivision, of record in Book 4300, page 176, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 304 fronts 80 feet on the northerly margin of Cherry Hills Drive, and runs back 152 feet on the west sideline, and 152 feet on the east sideline and measures 80 feet across the rear line.

Being the same property conveyed to Carol S. Livingston, by deed from Leonard H. Regur and wife, Anita Regur, on August 24, 1978, of record in Book 5331, page 354, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4300, page 176, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4128, page 275; and Book 4178, page 786; and Book 4317, page 574; and Book 4512, page 212; and Book 4579, page 841; and Book 4622, page 220; and Book 4728, page 116; and Book 4728, page 118; and Book 4862, page 670; and Book 5009, page 329; and Book 5291, page 695; and Book 5405, page 344; and Book 6436, page 642; and Book 6436, page 644, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2916 Cherry Hills Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 19, 2004.

Carol S. Livingston

Carol S. Livingston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carol S. Livingston** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 19, 2004

My commission expires: 8/6/06

Notary Public

ANDREW H. MILLER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.