Davidson County DEEDWARR
Recvd: 05/03/04 10:00 2pgs
Fees:13.00 Taxes:1406.00

20040503-0049861

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 04-0[illegible]

ANGELA N. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 380,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2004.

Notary Public
My commission expires: 5/28/2006

24th
AGR, Notary

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan Gouge	1st Trust Bank For Savings	63-254.00
1835 Hudson Road	P.O. Box 17257	
Madison, TN 37115	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, Kelly Pettijohn and wife, Melodie Pettijohn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Alan K. Gouge and wife, Mindy Lee Gouge, 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 described according to an unrecorded survey by Tommy E. Walker, RLS, PO Box 495, Ridgetop, TN 37152, License No. 1465, dated November 28, 1999, as follows:

Beginning at an iron pin, said pin being located on the easterly margin of Hudson Road, said point being the southwesterly corner of property being owned by Bette Jo Reding and William Manning, Deed Book 11489, Page 361, Regsiter's Office for Davidson County, Tennessee, and the most northwesterly corner of this tract, SAID POINT OF BEGINNING; thence leaving the easterly margin of Hudson Road N 87 degrees 10' 00" E, 561.10 feet to an iron pin; thence S 87 degrees 26' 00" E, 971.00 feet to an iron pin; thence S 01 degrees 15' 49" West, 159.37 feet to an iron pin; thence N 87 degrees 15' 00" W 1469.74 feet to an iron pin located on the easterly margin of Hudson Road; thence with the easterly margin of Hudson Road N 29 degrees 23' 00" W, 120.00 feet to the POINT OF BEGINNING. Containing 5.102 acres, more or less.

Being the same property conveyed to Kelly Pettijohn and wife, Melodie Pettijohn by deed from Stephen North and wife, Jo Ann North, dated 1/6/00, recorded 1/11/00, of record in Instrument No. 2000011-10003553, said Register's Office, and as rerecorded in Instrument No. 2000012-10007356, 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 1835 Hudson Road, Madison, TN 37115

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 23 day of April, 2004.

Kelly Pettijohn

Melodie Pettijohn

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly Pettijohn and Melodie Pettijohn, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Henderson Co. NC this 23 day of April, 2004.

Notary Public

My Commission expires

My Commission Expires December 7, 2008

CRYSTAL B PRINCE NOTARY PUBLIC HENDERSON COUNTY, NC