Davidson County DEEDWARR
Recvd: 05/05/04 11:08 2 pgs
Fees:13.00 Taxes:386.65

20040505-0051263

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040130

**Send Tax Bills To:**
Mortgage Resources, Inc.
404 BNA Drive, Suite 400
Nashville, TN 37217

**New Owner is:**
Cynthia S. Berkley & William L. Berkely
112 Lake Chateau Drive
Hermitage, TN 37076

MAP: 97-08-0-A
PARCEL: 18.00CP

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jerry W. Gilbreath and wife, Jennifer Jeannine Gilbreath**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia S. Berkley and William L. Berkley**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:
* and J.C. DEVINE

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit C-6, together with carport designated No. 18 on the plant of Lake Chateau Condominiums, of record in Book 6250, pages 607-610 as amended in Book 7025, page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry W. Gilbreath and wife, Jennifer Jeannine Gilbreath by Quitclaim Deed from Jerry W. Gilbreath dated 08/10/02, recorded 08/28/02, in Instrument No. 200208280104260, Register's Office for Davidson County, Tennessee. Also acquired in Book 9507, page 977 in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3 day of May, 2004.

GRANTOR:

Jerry W. Gilbreath

Jennifer Jeannine Gilbreath

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jerry W. Gilbreath and wife, Jennifer Jeannine Gilbreath**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3 day of May, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

My Commission Expires:

**STATE OF TENNESSEE )**
**COUNTY OF WILSON )**

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Affiant

**SWORN TO** and subscribed before me this 3rd day of May, 2004.

NOTARY PUBLIC

LOUISE N. TURPIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

My commission expires:

3/1/06