Davidson County DEEDWARR
Recvd: 06/23/04 13:58 2pgs
Fees:13.00 Taxes:362.60

20040623-0074564

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN

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

050405-61532

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Shemika L. Thompson
Affiant

Subscribed and sworn to before me, this 18th day of June, 2004.

Angela A. Ramsey
Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Shemika L. Thompson	SunTrust Mortgage, Inc.	53-14-0-036
1406 Mohawk Trail	201 Fourth Avenue North, 7th Floor	
Madison TN 37115	Nashville, TN 37219	

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, Alan K. Gouge, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shemika L. Thompson, 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. 15 on the plan Nawaka Hills, Powwow Addition, Section 1, of record in Plat Book 843, Page 79, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan K. Gouge and wife, Donna K. Gouge by deed from Sylvia J. Jones and husband, Morris N. Jones, dated 5/18/98, recorded 5/20/98, of record in Book 10939, Page 495, Register's Office for Davidson County, Tennessee; Alan K. Gouge and Donna K. Gouge were divorced by Final Decree dated 7/24/01 of the Circuit Court for Davidson County, Tennessee, Docket No. 01D-1242. Donna K. Gouge conveyed subject property to Alan K. Gouge by quitclaim deed of record in Instrument No. 20010801-0081698.

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 1406 Mohawk Trail, 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 18th day of June, 2004.

Alan K. Gouge

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan K. Gouge, with whom I am personally acquainted, and who acknowledged ~~they~~ he, AAK executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of June, 2004.

State of Tennessee at Large

My Commission expires:

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006