FILE NO. SP43075
FILE BOX "7"

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 25 2006

Davidson County DEEDWARR
Recvd: 07/14/04 12:49 2pgs
Fees:13.00 Taxes:255.30
20040714-0083881

File No. G4-1716D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary R. Haslerig, a married person (NAME)	nBanc, N.A. (NAME)	34-14-41
328 Dinwiddie Drive (STREET ADDRESS OR ROUTE NUMBER)	570 Colonial Park Drive, STE 312 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Roswell, GA 30075 (CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gary Kirkpatrick and Gina Kirkpatrick, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary R. Haslerig, a married person, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 67, on the plan of Stanley Heights, as shown on plat of record in Plat Book 3300, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gary Kirkpatrick and Gina Kirkpatrick, husband and wife and Clemmie Waltrip, unmarried, by Deed of Record in Book 10698, Page 784, Register's Office for Davidson County, Tennessee.
Ckemmie Waltrip having since died, vesting sole ownership in Gary Kirkpatrick and Gina Kirkpatrick as surviving tenants by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 328 Dinwiddie Drive, 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 1st day of June, 2004.

Gary Kirkpatrick

Gina Kirkpatrick

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Gary Kirkpatrick and Gina Kirkpatrick, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 1st day of June, 2004.

Commission expires 3/25/06

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282