After Recording RETURN TO:
Westside Title, Inc.
531 Riverg[illegible] Parkway
Goodlett[illegible], TN 37072-2027

WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 238,000.00

Brenda K. Cabrin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-14-08

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00353 TIDWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Wendy A. Tidwell, married	PrimeTrust Bank	MAP:155-16-A
905 Darbi Trace Court	P.O. Box 210618	Parcel:188 CO
Nashville, TN 37221	Nashville, TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DONALD P. GAY AND WIFE, APRIL GAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WENDY A. TIDWELL, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MYCOUNTY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 905 Darbi Trace Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 13th day of July, 2004.

Donald P. Gay

April Gay

Davidson County DEEDWARR
Recvd: 07/15/04 08:56 2pgs
Fees:13.00 Taxes:880.60
20040715-0084234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, DONALD P. GAY AND APRIL GAY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 13th day of July, 2004.

Notary Public

My Commission Expires: 5-14-08

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 246 of Traceside, Section Seven, according to the plan of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description hereof.

Being the same property conveyed to Donald P. Gay by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Book 10774, Page 535, dated 1/23/98 and recorded 1/30/98, said Register's Office.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

April Gay executes this instrument for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.