This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 4406-154

ADDRESS NEW OWNER:
Janice M. Gilbert
1829 Merritt Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
New Owner ~~Mortgagee~~

MORTGAGEE:
~~**Union Federal**~~

Davidson County DEEDWARR
Recvd: 07/19/04 14:23 2pgs
Fees:13.00 Taxes:425.50
20040719-0085939

MAP	**53-06**
GROUP	**B**
PARCEL	**133.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ken Bouton and wife, Christy Dawn Wyatt Bouton** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Janice M. Gilbert**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 154 on the Plan of Phase 4B, Waterford Subdivision, of record in Plat Book 7900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christy Dawn Wyatt by deed from Joe A. Peach, Jr. and Marion Lynn Peach dated February 13, 1998, of record in Book 10796, page 276, Register's Office for Davidson County, Tennessee.

Christy Dawn Wyatt Bouton and Christy Dawn Wyatt are one and the same person.

Ken Bouton joins in the execution of this document to convey any marital interest he may have in the above described property.

This is improved property known as 1829 Merritt Street, Old Hickory, Tennessee 37138. Possession is to be given on July 29, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of July, 2004.

Ken Bouton

Christy Dawn Wyatt Bouton

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ken Bouton and wife, Christy Dawn Wyatt Bouton,** the bargainors, 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 office this 6th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 11-27-06

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of July, 2004.

J. SUZANNA RIPPETEAU NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

NOTARY PUBLIC AT LARGE

My Commission Expires:

November 25, 2005