Davidson County DEEDWARR
Recvd: 11/05/04 10:43 2pgs
Fees:13.00 Taxes:1011.28
20041105-0133578

This Instrument Prepared by:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Scott A. McGilberry and Leslie R. McGilberry
1505 Gartland Ave.
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
AmSouth Bank, ISAOA/ATIMA
550 Metroplex Drive
Nashville, TN 37211-4701

MAP 83-9
GROUP
PARCEL 316

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Gann Building Group, Inc.** have this day bargained and sold, and do hereby transfer and convey unto Scott A. McGilberry and wife, Leslie R. McGilberry, certain land situated in Wilson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 105, on the Plan of Subdivision of A.V. S. Lindsley 29 acre Tract, as shown on plat of record in Plat Book 57, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gann Building Group, Inc. in Instrument No. 20040601-0063577, recorded 06/01/2004, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

I COVENANT with the Grantees herein that we are lawfully seized and possessed of said lands in fee simple; that we have a good and lawful right to convey same; and we do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2004 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 57, Page 66, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of Oct, 2004.

Gann Building Group, Inc.

by: Chuck Gann, President

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, Chuck Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge himself to be President of Gann Building Group, Inc., the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 27th day of Oct, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is ~~$270,500.00~~ $273.318. SM

AFFIANT

Subscribed and sworn to before me this the 27th day of Oct, 2004.

NOTARY PUBLIC

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

My Commission Expires: _____