Box 44 CL

This instrument prepared by:
Brenda R. Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-683126**

Davidson County DEEDWARR
Recvd: 12/29/04 08:27 3pgs
Fees:18.00 Taxes:1124.80
20041229-0153421

WARRANTY DEED

THIS INDENTURE, made and entered into this **Ninth day of December, 2004**, by and between **Brent M. McGilberry and Kathy H. McGilberry, husband and wife**, parties of the first part, and **Amanda A. Day, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF THE T.F. BONNER HOME PLACE ON BELMONT BOULEVARD AS SHOWN ON THE PLAN OF GREEN HILLS SUBDIVISION NO. 2 AS OF RECORD IN BOOK 547, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF SHACKLEFORD ROAD, NORTH 88 DEGREES EAST 200 FEET FROM THE SOUTHWEST CORNER OF THE 8.33 ACRE TRACT OF LAND CONVEYED TO T.F. BONNER BY DEED FROM GOODLOE COCKRILL AND WIFE, OF RECORD IN BOOK 549, PAGE 72, SAID REGISTER'S OFFICE; THENCE NORTH 88 DEGREES EAST, WITH THE NORTHERLY MARGIN OF SHACKLEFORD ROAD, 100 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY SIDE OF BELMONT BOULEVARD, 246 FEET, THENCE WESTERLY AND PARALLEL WITH SHACKLEFORD ROAD, 100 FEET, THENCE SOUTHERLY 246 FEET TO THE BEGINNING.

Being the same property conveyed to Brent M. McGilberry and spouse, Kathy H. McGilberry by deed from Christopher G. Rogers and spouse, Tracy Rogers of record in Instrument No. 20010409-0034861, in the Register's Office of Davidson County, Tennessee.

20010409-0034861
This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **131-03-0 138.00**
x Improved OR
Unimproved property located at: **1602 Shackleford Rd., Nashville, Tennessee**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brent M. McGilberry by attorney in fact
Brent M. McGilberry

Kathy H. McGilberry
Kathy H. McGilberry

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Kathy H. McGilberry**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Brent M. McGilberry**, as **his** lawful Attorney-In-Fact, and that **he** executed same as the free act and deed of the said **Brent M. McGilberry** as **his** lawful Attorney-In-Fact.

Witness my hand and seal this **Ninth day of December, 2004.**

Brenda R Lehman
NOTARY PUBLIC

Brenda R. Lehman
Printed Name of Notary

My Commission Expires: 3/10/07

****

Owner's Name: **Amanda L Day**

and Address: **1602 Shackleford Rd.**
Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

America's Wholesale Lender
750 Old Hickory Blvd. #180
Brentwood, TN 37027

304,000

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $~~299,000.00~~ which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Day
Affiant

Subscribed and sworn to before me this **Ninth day of December, 2004.**

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of WILLIAMSON

My Commission Expires JULY 21, 2007

On this ninth day of December, 2004, before me personally appeared Kathy H. McGilberry, to me known (or Proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. Witness my hand and seal this ninth day of December, 2004

Brenda R Behman
notary public

My Commission expires: 3/10/07