Davidson County DEEDWARR
Recvd: 01/12/05 11:06 2 pgs
Fees:13.00 Taxes:392.94

20050112-0004500

THIS INSTRUMENT WAS PREPARED BY:

Hickory Hollow Title, L.L.C.
301 S. Perimeter Park Drive. Suite 114
Nashville, TN 37211

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,200.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7 day of January, 2005.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Steven Gaebler
104 Port Drive
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
042-10-0-012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD E. WALLACE, unmarried,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **STEVEN GAEBLER and wife, BRANDI GAEBLER,** hereinafter referred to as Grantee(s), his/her/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. 32 on the Map of Sherry Heights, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to DONALD E. WALLACE by Warranty Deed from WILLIAM C. HUNLEY and wife, ELLA LOUISE HUNLEY of record in Book 11009, Page 104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **104 Port 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs 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 my hand this 7 day of January, 2005.

DONALD E. WALLACE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **DONALD E. WALLACE**, with whom I am personally acquainted (or who 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 this 7 day of January, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY