Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bunice C. Gregory, Individually, and as Trustee of the Bunice C. Gregory and Mary Evans Gregory Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tabatha M. Breeding and Rodney L. Lyonhurst**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

*joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Colonial Village of record in Book 1424, page 58, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bunice C. Gregory or Mary Evans Gregory, Trustees of the Bunice C. Gregory and Mary Evans Gregory Trust, by deed from Bunice C. Gregory and wife, Mary E. Gregory of record in Book 11479, page 226, said Register's Office. Mary Evans Gregory is deceased.

Bunice C. Gregory joins in the execution of this conveyance as surviving co-trustor of the Grantor herein in order to convey any interest he may have individually in the subject property, and to warrant that the Trustees has the authority under said trust to sell and convey the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 02/23/05 16:05 2 pgs
Fees:13.00 Taxes:399.23
20050223-0020011

This is improved property, known as: 2843 Colonial Circle, Nashville TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS THE EXECUTION HEREOF this 16th day of February, 2005

Bunice C. Gregory and Mary Evans Gregory Trust

X Bunice C Gregory
By: Bunice C. Gregory, Trustee

X Bunice C. Gregory
Bunice C. Gregory

State of Mississippi)
County of DeSoto

On this 16th day of February, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bunice C. Gregory, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Terricka Michelle Lansdell

Notary Public

Terricka Michelle Lansdell
NOTARY PUBLIC
My Commission Expires June 24, 2008

My Commission Expires

State of Mississippi)
County of DeSoto)

On this 16th day of February, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bunice C. Gregory, Trustee of the Bunice C. Gregory and Mary Evans Gregory Trust, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Terricka Michelle Lansdell

Notary Public

Terricka Michelle Lansdell
NOTARY PUBLIC
My Commission Expires June 24, 2008

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 107,900.00**.

Tabatha M. Breeding

Affiant

Sworn and subscribed before me on this the 16th day of February, 2005.

KENNETH M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Tabatha M. Breeding
Rodney L. Lyonhurst
2843 Colonial Circle
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
JP Morgan Chase Bank, N.A.
5409 Maryland Way, Ste.202
Brentwood, TN 37027

TAX MAP-PARCEL #:
96-6-53