Davidson County DEEDWARR
Recvd: 03/03/05 09:21 2 pgs
Fees:13.00 Taxes:666.00

20050303-0023351

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **February, 2005** by and between **Mary Carolyn Gilmore and husband, James Robert Gilmore, and Linda E. Chrisman, an unmarried woman**, herein after referred to as GRANTOR, and **Rick Moore and Russell Bowlin** , herein after referred to as GRANTEE. **and Robert Creecy**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Hillsboro Circle, as of record in Book 1130, page 15, Register's Office for said County. Said Lot No. 19 fronts 55 feet on the westerly margin of Sharondale Court and runs back 151.6 feet on the northerly line and 149 feet on the southerly line to a dead line on which it measures 70 feet.

Being the same property conveyed to Mary Carolyn Gilmore by Quitclaim deed dated February 23, 2005, from Mary Carolyn Gilmore, Trustee, of Trust Agreement of Mary Carolyn Chrisman Gilmore, dated 9/2/99, being recorded simultaneously herewith in Instrument No. 20050303-0023350 **, Register's Office for Davidson County, Tennessee.**
Previously being the same property conveyed to Mary Carolyn Gilmore, Trustee, of the Trust Agreement of Mary Carolyn Chrisman Gilmore dated September 2, 1999, by Quitclaim deed from Carol C. Gilmore, dated September 12, 2003, of record in Instrument No. 20030918-0138144. Also being the same property conveyed to Carol C. Gilmore and Linda E. Chrisman by Quitclaim deed from Sarah S. Chrisman, unmarried, dated June 29, 1990, of record in Book 8394, page 118, Register's Office for Davidson County, Tennessee. See also deed of record in Book 5539, page 106, and Affidavit of Heirship of record in Book 5539, page 99, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 2728 Sharondale Ct, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mary Carolyn Gilmore by Mary Brown AIF
Mary Carolyn Gilmore
Signature of Seller

James Robert Gilmore by Mary Brown AIF
James Robert Gilmore
Signature of Seller

Linda E. Chrisman by Mary Brown AIF
Linda E. Chrisman
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF Williamson)

On this **28th** day of **February, 2005** before me personally appeared Mary Brown , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Carolyn Gilmore, James Robert Gilmore, and Linda E. Chrisman , and acknowledged that he/she executed the same as the free act and deed of said Mary Carolyn Gilmore, James Robert Gilmore, and Linda E. Chrisman.

Witness my hand, at office, this **28th** day of **February, 2005.**

Carrie E. Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MAURY COUNTY, TENNESSEE

My Commission Expires: _____

Name and Address of Property Owner:
Rick Moore and Russell Bowlin
2728 Sharondale Ct, Nashville, TN 37215

Send Tax Statements to:
same
,

Map & Parcel: 117.03-073.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$180,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **February, 2005.**

Notary Public

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

MY COMMISSION EXPIRES 5/23/2006

My Commission Expires: _____

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
25-1-067