File #200580018

Davidson County DEEDWARR
Recvd: 03/09/05 09:49 2 pgs
Fees:13.00 Taxes:473.05

20050309-0026052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,850.00.

Ted L. Matheny
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2005.

Kimberly A. Baez
Notary Public

MY COMMISSION EXPIRES: 11/22/08

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1517 Hunt Club Blvd., Suite 100, Gallatin, TN 37066

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ted L. Matheny	Union Planters Bank, N.A. d/b/a Regions Mortgage	Map: 65-09-120
(NAME) 4809 Catskill Drive	(NAME) 2019 Richard Jones Road, Ste 300	Parcel:
(ADDRESS) Old Hickory TN 37138	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELI GAMMON AND WIFE, JUNE GAMMON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TED L. MATHENY, UNMARRIED,** hereinafter called the GRANTEES, 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 all of Lot No. 410, on the Plan of Section Four, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, Pages 182 and 183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eli Gammon and wife, June Gammon by Special Warranty Deed dated August 4, 2003 of record in Instrument No. 20030815-0117751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 4704, Page 448; Easement for Public Utility of record in Book 4762, Page 328; all matters shown on plat of record in Plat Book 4460, Pages 182 and 183; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4809 Catskill Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 25th day of February, 2005.

Eli Gammon

Eli Gammon

June Gammon

June Gammon

STATE OF Tennessee

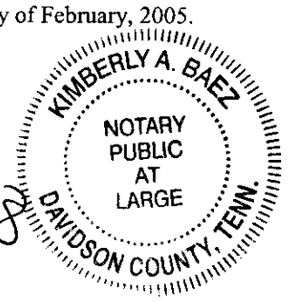
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared Eli Gammon and June Gammon who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, 2005.

Kimberly A. Baez

Notary Public



My Commission Expires: 11-22-08

(SEAL)

Mail After Recording To:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066